

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Wednesday, April 1, 2015

The meeting was called to order by Bill Shurts, at 7:00 p.m. with a statement of compliance with the Open Public Meetings Act.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Tim Korzun, Paul Kuhl, David DelVecchio, Steve Stegman, Dave Morgan, John Miller, Derek Roseman, Ken Rogers, Glenn Davis and Michael Biase.

Absent: Gina Fischetti.

Also Present: Attorney William Shurts, Engineer Pete McCabe and Planner Emily Goldman.

APPROVAL OF MINUTES

Paul Kuhl made a motion to approve the March 4, 2015 meeting minutes, as submitted. John Miller seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Dave Morgan and Michael Biase abstained from voting. MOTION CARRIED.

PUBLIC HEARING – Final Subdivision

JMG Builders
Church and North Franklin Streets
Block 1076 Lot 14

The Board Secretary advised the members and it's professionals that the applicant, Jason Greenwald asked that his application be carried to the May 6, 2015 meeting. He has not been able to obtain a Will Serve letter from United Water.

No action was taken by the Board members.

PUBLIC HEARING – Major Subdivision

ReAlliance
3 Clinton Street
Block 1029 Lots 3 & 3.01

The applicant was scheduled for a public hearing for the April 1, 2015 meeting. However, it was determined that there was a conflict with our Board Planner, as she is within 200 feet of the property.

The City Council will be appointing an alternate Planner for this application. Once that has been done, a Public Hearing can be rescheduled.

The applicant has agreed to the time extension to allow the City of Lambertville to appoint an alternate City Planner.

No further notices will be required. No action was taken by the Board on this application.

PUBLIC HEARING – Preliminary & Final Site Plan and Bulk Variance

Route 12-1 Properties, LLC
24 Arnett Avenue
Block 1006 Lot 1

Michael DeSapio, the applicant's attorney, was present at the meeting as well as Anthony DeSapio, the applicant.

It should be noted that Glenn Davis recused himself from this application as he is a tenant in a unit located at 24 Arnett Avenue.

Mr. Shurts swore in the following people as expert witnesses, Eric Rupnarain, the applicant's engineer, Paul Juliano, the applicant's architect, and Anthony DeSapio, the applicant.

The following exhibits were marked into the record, A-1 Application, A-2 Affidavit of Service, Public Notices and certified mailings, A-3 Site Plan Tax Map with a revision date of March 31, 2015.

The applicant was able to meet with the neighbors to discuss the proposed plan. Anthony DeSapio stated that they have agreed to reduce the building height to twenty feet, which he states would alleviate the requirement for a variance. With the changes made, the height of the new proposed structure would be thirty six feet and nine inches.

The applicant submitted revised plans at the meeting. Changes were made to the plans after the meeting with the Lambertville Historical Preservation Commission and the meeting with the neighbors.

As a suggestion of the Historical Preservation Commission, the East side of the façade will extend to the ground so that the cars are not visible.

Mr. Stegman asked how the water would be able to flow if the wall is extended to the ground. Mr. Rupnarain stated that it does not apply because the remaining area is open.

Mr. Rupnarain stated that there will be some parking spots that will need to be eliminated in order to install the new columns for the addition.

Mayor DeVecchio asked how the Fire Company will be able to gain access with the new addition. Anthony DeSapio responded that they are not proposing any changes to the circulation pattern.

It was suggested that the applicant have the Fire Company bring their truck to the location to determine the turning radius and see what needs to be modified.

Anthony DeSapio stated that he has already been in contact with the Fire Department.

Mr. Rupnarain stated that the property is outside the FEMA requirements however, they are still within the NJ Special Flood Hazard Area and are required to obtain Flood Hazard approval.

Mayor DeVecchio stated that if the applicant would build on the existing structure they would not be required to obtain Flood Hazard approval.

Emily Goldman asked Mr. Rupnarain if the entire property was deed restricted. Mr. Rupnarain stated that the area of contamination was the only portion of the property within the deed restriction.

The current building, which is 34,000 square feet, requires fifty parking spaces. The new addition, which is 12,800 square feet, would require a total of sixty nine parking spaces. Fourteen of those parking spaces are dedicated to the surrounding neighbors during the weekend and after 5:00 pm during the week.

Anthony DeSapio stated that he has a total of eighty eight spaces on the property currently.

Mayor DeVecchio stated to the applicant that he would like to explore the option of building on the existing building rather than on ground level. He suggested a sub-committee be organized through the Planning Board to discuss this in detail. Anthony DeSapio stated that he was willing to have this discussion.

He also stated that there were several reasons that building on the existing building was not feasible. One being that he would need to vacate all the existing tenants during construction and he worried that he would be losing money.

The area of the existing first floor is not changing. The new plan shows the loss of approximately 2,000 square feet.

There was also discussion about rotating the proposed addition.

The loading dock that currently exists is fifty five feet, however, the new plans show that being decreased to thirty five feet.

There will be a total of 2,700 square feet of site disturbance.

Renovations to the existing building will need to be done to bring it up to the UCC code and also for the flood requirements.

There are several issues with the application as it has been present. The first being whether the Fire Department can gain access once the new addition has been erected. Because of the renovations that need to be done to the existing building for the UCC Codes and the flood codes, this is considered a substantial site improvement.

John Miller suggested that the applicant have his License Site Remediation Professional present at the next meeting. Mr. DeSapio agreed that he would have him present at the May 6, 2015 meeting.

A subcommittee will be established to discuss changes to the proposed project.

PUBLIC COMMENT:

Angus, of 265 North Main Street, stated that there was a concern for the loss of daylight and view with the new addition. Also stated that the parking lot is full a majority of the time and the new office spaces will have an impact on traffic. Angus also felt that the notice that was sent out was unclear and misleading.

Michael Schultz, of 255 North Main Street, read a letter he wrote into the record. The letter touched on the parking, lighting, and increase in traffic with the new project. He also stated that he feels the value of his property and the surrounding properties will decrease and they will lose the privacy that they currently have.

Shelley DiSalvi, of 259 North Main Street, read a letter into the record on behalf of her mother, who resides at 259 North Main Street. Ms. DiSalvi stated that with the new addition she feels that the City of Lambertville loses that "small town" feel.

Quinn, of 265 North Main Street, stated that the letter he received in the mail regarding this application was misleading as well. He also stated that he feels that the increase in cars will leak into the residential area, depending on the type of business that will occupy the new offices.

Kathy Begg, of 275 North Main Street, was concerned about the parking arrangements during construction.

Collette Sexton, of 267 North Main Street, stated that she purchased her property as an investment and feels that the proposed addition will have a negative impact on the value of her property.

No action on this application was taken at the meeting. The Public Hearing was continued to the May 6, 2015 meeting. No further notices will be required.

DISCUSSION – COAH

Emily Goldman briefly discussed the updates on the COAH requirements and the deadline for submittals.

No action was taken by the Board for this application.

PAYMENT OF BILLS

Derek Roseman made a motion to pay bills, so long as funding was available. Paul Kuhl seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

MOTION CARRIED.

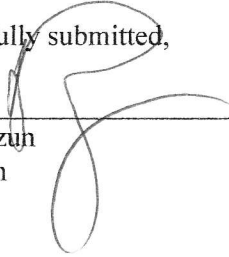
ADJOURNMENT

April 1, 2015
Planning Board Meeting

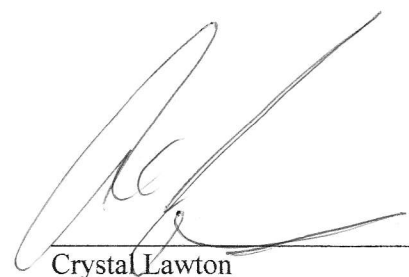
Dave Morgan made a motion to adjourn the meeting. Paul Kuhl seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.
MOTION CARRIED.

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Respectfully submitted,



Tim Korzun
Chairman



Crystal Lawton
Administrative Officer