

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES

Wednesday, May 6, 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, Glenn Davis and Michael Biase.

Absent: Gina Fischetti and Ken Rogers.

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

APPROVAL OF MINUTES

Paul Kuhl made a motion to approve the April 1, 2015 meeting minutes, with minor corrections. Derek Roseman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

PUBLIC HEARING – Preliminary & Final Site Plan and Bulk Variance

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

Anthony DeSapio, the applicant and property owner, was present at the meeting. Also in attendance was Michael DeSapio, the applicant's attorney, and Patrick Witkowski, the applicant's License Site Remediation Professional.

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. Witkowski was sworn in by Mr. Shurts as an expert witness. The Board was satisfied with Mr. Witkowski background.

Mr. Witkowski advised the Board that the last time this site was under investigation was in 1990. At that time four monitoring wells were installed and about two to eight feet of historic fill was brought in the site from outside resources.

The cap that was placed on the site acts as a protective barrier and as long as the barrier is maintained, there is no risk of exposure.

During the construction of this project, the applicant intends on disturbing as little as possible of the existing cap.

Mr. Witkowski also stated that they do have a permit from the Department of Environmental Protection to utilize the cap. A copy of that permit will be provided as part of the application. It should be noted that the permit is only valid for sixty days. If the applicant goes beyond that time frame, a new permit will be submitted for approval.

Any fill that rises to the surface during the drilling process will be removed and disposed of properly.

Observation inspections are done on site to verify any issues or problems and reports are issued accordingly. Mr. Witkowski stated that none of the reports have shown any concerns or issues.

The wells on site were abandoned in 1997.

Emily Goldman asked if changes to the existing cap would mean a presumptive. Mr. Witkowski stated that is only required for a school, daycare or residential property.

Mr. Korzun asked what would happen if in the future, one of the units becomes a daycare or school. Mr. Witkowski stated that there is a deed restriction on the property that does not allow for a daycare or school because of the contaminants on the site.

The contaminants on site consisted of a chemical compound of Nickel, Silver, Copper, Zinc and Lead. The drillers report also showed ceramic fragment and coal sinders.

John Miller asked if while on site and during construction they find something unexpected. Mr. Witkowski replied that an inspector will be on site to determine what needs to be done, should that problem arise.

The soil that is to be removed will be covered off hours and will be no risk to the surrounding neighbors.

When asked about what would happen when it rains, Mr. Witkowski stated that there will be no additional risk or concerns for the property. In fact, the rain will actually keep the amount of dust to a minimum.

Mr. Witkowski also stated that if the weather is dry the soil will be sprayed with water to help with the dust mitigation.

A twenty yard roll off will be used to store the soil until it can be removed. All other construction debris will be stored separately.

Although revised plans for changes to accommodate the City of Lambertville Fire Engine were not submitted, the Fire Department did have someone present to discuss with the Board their findings during a test run.

Greg Siwy was sworn in by Bill Shurts. Mr. Siwy advised the Board that he was the driver of the Fire Engine on site at 24 Arnett Avenue. He stated that during the test it was impossible for the truck to maneuver around the existing island on site should a fire take place. He suggested to the applicant to remove the existing island and also the trees that are currently on site.

Mr. Siwy also suggested that the applicant install a sprinkler system in the covered parking area to help manage potential fire dangers.

At the request of Fire Chief Matt Hartigan, Mr. Siwy stated that it would be beneficial if the applicant marked out the proposed building on site with paint so that the Fire Department could get a visual as to where the location of the building will be.

Mr. DeSapio stated that the plans have been revised to reflect the suggestions of the Fire Department and that he will rely on his professional's renderings.

No further discussion about the revised plans will take place until they have been submitted and the Board Professionals have had the time to review them.

Mr. Korzun opened the meeting up for public comment on this application.

The public hearing was continued to the June 3, 2015 meeting, with no further notices necessary.

COMPLETENESS – Minor Subdivision

8 Grant Avenue
Block 1088 Lot 23
Steve Nalence

The application before the Board is for a minor subdivision at 8 Grant Avenue. The Applicant, Steve Nalence and his attorney, Lee Engelman, were present at the meeting.

Mr. McCabe stated that the applicant has satisfied all the items in Mr. Clerico's letter dated May 1, 2015 and recommended that the Board deem the application complete.

A public hearing will be held on June 3, 2015. No notices are required for this public hearing.

Derek Roseman made a motion to deem the application complete. Paul Kuhl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

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.

DISCUSSION – Ordinance 12-2015 Zone Change

Cindy Ege asked that the Board take action to recommend to City Council to adopt Ordinance 12-2015, Zone Changes.

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Mayor DeVecchio stated that the Council has yet to introduce the Ordinance and that the Board can't take action on an ordinance that has not been introduced yet.

No action was taken by the Board.

PAYMENT OF BILLS

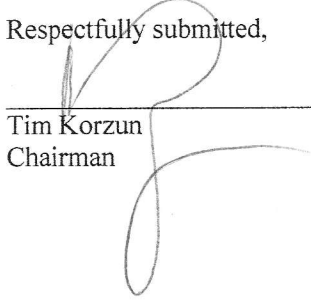
Derek Roseman made a motion to pay bills, so long as funding was available. John Miller seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

MOTION CARRIED.

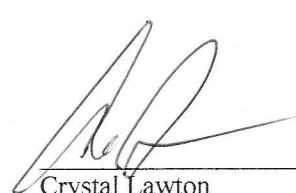
ADJOURNMENT

Dave Morgan made a motion to adjourn the meeting at 8:13 pm. Paul Kuhl seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present. **MOTION CARRIED.**

Respectfully submitted,



Tim Korzun
Chairman



Crystal Lawton
Administrative Officer



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Neil I. Van Cleef, P.E., L.S. & P.P.
Robert J. Clerico, P.E. & P.P.
Robert B. Heibell, P.E., L.S. & P.P.
Daniel A. Nagy, L.S. & P.P.
Samuel D. Costanzo, P.E. & P.P.

May 1, 2015

City of Lambertville
18 York Street
Lambertville, New Jersey 08530

Attention: Crystal Lawton, Planning Board Secretary (construction@lambertvillenj.org)

Reference: Block 1088 Lot 23— 8 Grant Ave.
Nalence Minor Subdivision Application - Completeness Rpt. #2 -
City of Lambertville, Hunterdon County, New Jersey

Dear Crystal:

I am in receipt of additional documentation submitted by the applicant for the referenced 2-lot minor subdivision application. The initial application was reviewed in my report dated December 31, 2014 and considered by the Board at their meeting on January 7, 2015 at which time certain waivers were granted but the application was deemed to be incomplete. The new submission includes the following:

1. Cover letter from Edward Judge of Lee H Engelmann office (Attorney for Applicant) dated April 14, 2015 that was addressed to my office and received on April 15, 2015. The submission included:
 - a. New Subdivision application form dated 3/10/15 and City Checklist #1 (Minor Subdivision) form, dated 3/31/15
 - b. Certification on payment of Taxes dated 1/7/15
 - c. Escrow Account documentation date 4/4/15
 - d. Deeds and Title Search documentation dated 9/2/05
2. Cover letter from David F Stratton PLS (Trenton Engineering) dated April 7, 2015 that was addressed to your office and received on April 15, 2015. The letter transmitted a **Minor Subdivision Plan, & Topographic Survey** consisting of 2 sheets, dated May 19, 2014 and **revised April 7, 2015**, prepared by Trenton Engineering Co., Inc., (David F. Stratton, PLS).
3. **Water Supply Evaluation Report** prepared by Anthony J Bonasera P.HG/PG from East Latitude .dated April 14, 2015. The report is in the form of a letter addressed to my office along with attachments that were received on April 15, 2015.

I understand that the Board will again consider application for a completeness determination at their meeting on Wednesday May 5, 2015. Based upon a review of the

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May 1, 2015

Reference: Block 1088 Lot 23- 8 Grant Ave.
Nalence Minor Subdivision Application- Completeness Rpt #2
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new documentation I am my updating comments on items previously identified being deficient are as follows:

Items 1, 2 & 3, - Administrative items - you should advise the Board whether the applicant provided these items.

Item 5 -The Title Block was revised to remove the conflicting reference to the applicant. **Item is now complete.**

Item 6 - The source of the 200' Property Owners List has been identified. **Item is now complete.**

Items 8 and 26 - An Owner's consent has been dated as required and a certification from the owner that the subject property has not been part a previous minor subdivision approval within the last three years has been provided. . **Items are now complete.**

Items 12 & 27 - Copies of the title search has been provided. . **Items are now complete.**

Item 13 - I have not received a copy but I understand that the applicant provided your office with copies of their applications and filings with the HC PB and D & R Canal Com. and that the Board waived the necessity of filing with the Lambertville Historic Com. **Item is now complete.**

Item 14- The Engineer indicates that written verification of proposed lot numbers by the City Tax Assessor will be provided however, it was not included in the information sent to my office. Until the documentation has been provided **the item would remain incomplete** unless the Board is willing to grant a temporary waiver of same at their meeting on Wednesday.

Item 16 - The key map provided is still inadequate. It does not identify the individual properties within 1,000 feet of the subject. At a minimum the map must identify the properties included in the 200 ft. list of adjoining owners. **Item remains incomplete.**

Items 17(a), (e) & 22 - The Board granted a waiver from providing topographic (17e) and planimetric documentation (22) from extending 200 ft. beyond the PQ and the Engineer has now provided a specific conversation factor between the assumed datum and the required NAVD-88 datum to address item 17a. **Items are now complete.**



May 1, 2015

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Item 24 – The flood plain reference on the plan now identifies the current DFIRM mapping that was prepared by FEMA .**Item is now complete.**

Item 25 –The Engineer has clarified that the subdivision is to be recorded by deed. **Item is now complete.**

Items 30 - The plan now depicts a location for a proposed connection to the Sanitary Sewer System. The Engineer also indicates that a letter of acceptance from the LMUA will be provided. However, a copy of that approval from LMUA has not yet been provided to my office. **Until the acceptance letter form LMUA has been provide the item will remain incomplete.**

Item 32 – The revised plan now depicts a location for the prosed well to service the new lot. The applicant has also provided a report from a Geologist (Reference submission item #3 above). **The item can now be considered complete.**

Until the missing documentation referenced in Checklist items 14, 16 and 30 is provided or unless the Board is willing to grant Temporary Waivers of these requirements the application would remain incomplete.

Peter McCabe form my office will attend the meeting on Wednesday, May 5, 2015. If you have any questions or require additional information, please feel free to contact me.

Very truly yours,

Robert J. Clerico, P.E.

Board Engineer

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:RJC

cc: All Planning Board Members (email distribution)
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