

**PLANNING BOARD  
CITY OF LAMBERTVILLE  
REGULAR MEETING MINUTES  
Wednesday, June 3, 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, Mayor DelVecchio, Steve Stegman, Derek Roseman, Ken Rogers and Michael Biase.

**Absent:** Gina Fischetti, David Morgan, John Miller and Glenn Davis.

**Also Present:** Attorney William Shurts, Engineer Pete McCabe, Planner Emily Goldman and alternate Planner Robert Perry.

**CERTIFICATION OF ABSENT MEMBER**

Ken Rogers was absent from the May 6, 2015 meeting. Mr. Rogers obtained a digital copy of the recording for that meeting and signed the Certification acknowledging he listen to the minutes. Therefore, he is eligible to vote at this meeting.

**APPROVAL OF MINUTES**

Paul Kuhl made a motion to approve the May 6, 2015 meeting minutes, as submitted. Derek Roseman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Ken Rogers abstained from voting  
MOTION CARRIED.

**RECOMMENDATION FOR APPROVAL OF ORDINANCE 12-2015**

The Board members took a vote to recommend to City Council to approve Ordinance # 12-2015 for property line adjustments.

The Ordinance states that all buildings fronting on Bridge Street will be re-zoned as commercial. All buildings facing Ferry Street will be re-zoned as residential.

Derek Roseman made a motion to recommend approval of City Ordinance number 12-2015. Paul Kuhl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

**COMPLETENESS – Site Plan Waiver & Sign Review**

247 North Main Street  
Block 1006 Lot 8 & 12  
Fearless Heart Aikido

An application was submitted to the Board for a change of use for the building located at 247 North Main Street. The previous use of the building was a Church.

The applicant is not proposing any exterior alterations to the building.

Mr. Larry Wohl stated that the applicant was withdrawing the request for a sign review and was only seeking approval for the Site Plan Waiver.

Mayor DelVecchio made a motion to grant the application complete and schedule a public hearing to be held on July 1, 2015. 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 – Final Subdivision Approval**

JMG Builders  
Church & North Franklin Street  
Block 1076 Lot 14

All items that were required for approval of the Final Subdivision have been satisfied. The applicant is required to provide an “As-Built” plan to the Board prior to the issuance of a Certificate of Occupancy.

Paul Kuhl made a motion to approve the Final Subdivision application. 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 – Minor Subdivision**

Steve Nalence  
8 Grant Avenue  
Block 1088 Lot 23

A report regarding the concern for water supply was submitted to the Board secretary and it's professionals for review. Although Mr. John Miller was not present at the meeting, he did notify the Board Secretary that after reviewing the report, he is satisfied with the results.

Another issue came up with regards to the exiting shed on one of the lots. The applicant agreed to remove the shed from the property. This will be a condition of filing the deed with the County.

There is also an existing fence on the property. Mr. Nalence stated that he will either remove the fence or have it relocated to the property line.

Paul Kuhl made a motion to grant approval of the Minor Subdivision application at 8 Grant Avenue. Steve Stegman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

**PUBLIC HEARING – Hardship / Bulk Variance & Preliminary Site Plan**

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. Anthony DeSapio III was also present at the meeting.

A variance is required for the preexisting non-conforming South West side yard setback on the property.

The applicant submitted several additional plans to the Board members: Exhibit A-6 / The Lighting Plan, with revision dates of May 14, 2015, Exhibit A-7 / Existing Site Lighting, dated April 29, 2015 and Exhibit A-8 / Emergency Vehicle Access.

There will be no lighting at the curb line. Decorative lighting will be mounted to the building and interior of the garage ceiling. The fixtures in the garage will not be visible. The applicant is not proposing any changes to the existing lighting on the building.

In the revised plans for the Emergency Vehicle Access, the existing island will be shifted to allow for Firetruck access, according to Eric Rupnarain, the applicant's engineer.

Mr. Rupnarain stated that the firetruck is able to make the right hand turn without hitting the curb, however, the bumper of the truck does touch the grass.

The Lambertville Fire Company provided the overlay that Mr. Rupnarain used for his plans.

Paul Kuhl asked if any of the parking spaces would be affected by the truck in an emergency situation. Mr. Rupnarain responded that it would be close.

Mr. Kuhl also asked how many parking spaces will be lost during construction. Mr. DeSapio stated that there is plenty of parking and that if an issue arises, he will make alternate arrangements.

It was suggested by Steve Stegman that the applicant consider no parking and reducing the building to comply with flood regulations.

Several of the Board members questioned whether a parking garage is allowed according to the City of Lambertville Design Guidelines. Ms. Goldman read a portion of the guidelines that stated an open garage is permitted with the proper buffering. The applicant was advised that the landscaping and buffering on the property should be addressed.

Mr. DeSapio stated that one of the neighbors complained about the damage done to their fence during the winter months due to the piling up of snow. Mr. DeSapio advised the Board members that they have come to an agreement and will be replacing the existing fence and also constructing a retaining wall so as to alleviate the run-off.

The applicant has not yet presented the Lambertville Historical Commission with a copy of the revised plans for this project. They were advised that they should do that before our next meeting and report back on the findings of the Commission.

Chairman Korzun opened the meeting up for public comment regarding this project. Several members of the audience voiced their concerns.

No action was taken at the meeting and the applicant agreed to a time extension until August 5, 2015. No further notices will be required.

**PUBLIC HEARING – Major Subdivision**

Clinton Street  
Block 1029 Lots 3 & 3.01  
ReAlliance

The Planning Board's appointed Planner, Emily Goldman, lives within two-hundred feet of the applicant's property and is therefore unable to conduct reviews for this project. The City of Lambertville appointed an alternate planner, Robert Perry, of Remington & Vernick Engineers.

Mr. Perry conducted a site visit of the property and produced a review letter, which was distributed to the Board members and the applicant as well.

The application was marked Exhibit A-1 and the Notices and Affidavit of Service was marked Exhibit A-2. The notices and affidavit of service was reviewed by Mr. Shurts at a previous meeting and deemed to be satisfactory.

Eric Rupnarain, Peter Stampfl and Joseph Price were sworn in as expert witnesses by Mr. Shurts.

The applicant is proposing to combine the two existing lots to one and then subdivide into three separate lots. Each lot will have a three bedroom townhouse situated on it.

Each unit will have an individual drywell installed. All underground utilities will be installed along the driveway.

There is an existing brick wall on the property that will remain in its location. The existing garages however, will be removed for construction.

The height of the proposed structure complies with the zoning requirements. The applicant is required to obtain a Parking Variance and a variance for the Setbacks.

Chairman Korzun opened the meeting up for public comment. Several of the neighbors voiced their concerns regarding this project.

No action was taken by the Board at this meeting. The Public Hearing will continue on July 1, 2015, with no further notices required.

**DISCUSSION – COAH**

Emily Goldman briefly discussed the updates on the COAH and informed the Board that the City had hired an attorney to file the paperwork by July 8, 2015. She also stated that the City has five months to update their submittal, if needed.

No action was taken by the Board for this application.

**PAYMENT OF BILLS**

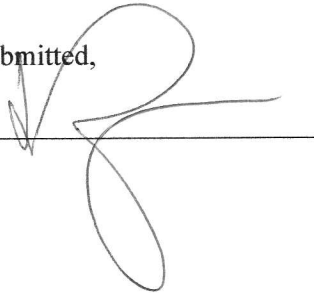
Derek Roseman made a motion to pay bills, so long as funding was available. Paul Kuhl seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.  
**MOTION CARRIED.**

**ADJOURNMENT**

Paul Kuhl made a motion to adjourn the meeting at 10:32 pm. Michael Biase 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

A handwritten signature in black ink, appearing to be 'Tim Korzun', written over a horizontal line.

\_\_\_\_\_  
Crystal Lawton  
Administrative Officer

A handwritten signature in black ink, appearing to be 'Crystal Lawton', written over a horizontal line.