

PLANNING BOARD  
CITY OF LAMBERTVILLE  
REGULAR MEETING MINUTES  
Wednesday, July 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, Mayor DeVecchio, Steve Stegman, Dave Morgan, John Miller, Derek Roseman, Glenn Davis.

Absent: Ken Rogers, Gina Fischetti and Michael Biase.

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

**APPROVAL OF MINUTES**

Paul Kuhl made a motion to approve the June 3, 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. Dave Morgan, John Miller and Glenn Davis abstained from voting. MOTION CARRIED.

**APPROVAL OF RESOLUTION**

JMG Builders  
Church & North Franklin Street  
Block 1088 Lot 23

Derek Roseman made a motion to approve the resolution for JMG Builders. Paul Kuhl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**APPROVAL OF RESOLUTION**

Steve Nalence  
8 Grant Avenue  
Block 1088 Lot 23

Paul Kuhl made a motion to approve the resolution for Steve Nalence. Glenn Davis seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**PUBLIC HEARING – Site Plan Waiver & Sign Review**

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

Mr. Shurts advised the Board members that the public notice was satisfactory and that the Planning Board had jurisdiction to hear the merits of the application.

The application was marked as exhibit A-1 and the public notice and proof of service was marked as exhibit A-2. Pictures of the parking situation were marked as exhibit A-3. A survey with a revision date of June 2, 2015 was marked as exhibit A-4.

Helen Tai, John McDevott and Eric Rupnarain were sworn in to testify by Mr. Shurts.

The property at 247 North Main Street is located in two different zones. The building is located in the Residential Zone and lot 12, which is in the rear of the property, is located in the C3 Zone.

The applicant's filed an application for approval of a school use in the exiting building. The previous use of the building was a Church, however, that use has since been abandoned.

The applicant is not proposing any exterior improvements to either the building or the vacant lot and has formally withdrawn their sign application. There is currently a sign on the façade of the building that will be utilized.

The applicant's currently operate a business in New Hope Pennsylvania, but would like to make the move to Lambertville.

There is currently no on-site parking and no availability to provide parking. The surrounding businesses were contacted by the applicant for permission to utilize their parking spaces. Bruce Currie from Niece Lumber, Rago Auction and the Lambertville Rescue Squad provided letters permitting parking when their business is not using the spaces.

Tim Korzun asked if a more intense use would be an option for the applicant's down the road. Mr. McDevott stated that they are not qualified to teach a more intense class.

The existing rear addition will be used as a changing room. There are exiting bathrooms and also an existing kitchen that will remain.

Larry Wohl stated that there is no construction that would trigger the ADA requirements. However, a fire suppression system will need to be installed.

Ms. Tai testified that the classes required to test. All classes are held with adult students in the evenings and on Saturday morning. Evening classes will be held at 5:00 pm and Saturday classes will only be in the morning.

There are a total of five to eight students in a class at one time. The applicant is hoping to increase the number of students enrolled once the move takes place. There will be ceremonies approximately every six months.

The meeting was opened up for public comment. Several members of the public were given an opportunity to speak and voice their concerns or comments.

A bulk variance for lot 12 is required for the minimum lot size and depth.

**BULK VARIANCE FOR LOT 12**

Steve Stegman made a motion to grant the bulk variance for lot 12. Paul Kuhl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

Lot 8 will require a parking variance for eight spaces, limited to twenty students total and a requirement that all classes end at 9:00 pm.

**VARIANCES FOR LOT 8**

Paul Kuhl made a motion to grant the variances for lot 8 as discussed. Derek Roseman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**PARKING VARIANCE AND SITE PLAN WAIVER**

Dave Morgan made a motion to grant the Parking Variance and Site Plan Waiver. Paul Kuhl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**PUBLIC HEARING – Major Subdivision**

Clinton Street  
Block 1029 Lots 3 & 3.01  
ReAlliance

The applicant's met with the neighbors to discuss their concerns and hear their comments prior to the meeting.

The Post Office was contacted regarding their delivery times and advised that they have one bulk delivery per day. They also stated that the box trucks they use will have not issues backing into the lot.

It was also discussed about relocating the mailboxes or possibly eliminating them all together.

No action was taken by the Board at this meeting. Public comments session was closed due to the fact that no one from the public was in attendance for this meeting.

No action was taken by the Board members because of the lack of members eligible to vote. The applicant was advised that a special meeting will be held on Monday, July 13, 2015 at 6:30 pm. No further notices required.

**TIME EXTENSION REQUEST**

Fisherman's Mark  
89 North Main Street

A letter requesting a time extension from the Board was received by the Board Secretary. The extension was granted with an expiration date of February 12, 2016.

Steve Stegman made a motion to grant the time extension. Dave Morgan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

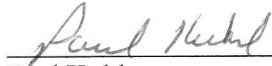
**PAYMENT OF BILLS**

Dave Morgan 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**

Dave Morgan made a motion to adjourn the meeting at 9:18 pm. Derek Roseman seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,



Paul Kuhl  
Vice Chairman



Crystal Lawton  
Administrative Officer