

PLANNING BOARD  
CITY OF LAMBERTVILLE  
REGULAR MEETING MINUTES  
Wednesday, August 5, 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: Paul Kuhl, Mayor DeVecchio, Steve Stegman, Dave Morgan, John Miller and Derek Roseman.

Absent: Tim Korzun, Ken Rogers, Michael Biase, Glenn Davis and Gina Fischetti.

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

**APPROVAL OF MINUTES – July 1, 2015 and July 13, 2015**

Derek Roseman made a motion to approve the July 1, 2015 meeting minutes, as submitted. Dave Morgan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**AUTHORIZATION FOR REDEVELOPMENT STUDY**

The City Council adopted resolution 108-2015 at their July 21, 2015 regularly scheduled meeting, to conduct a preliminary investigation for redevelopment pursuant to the Master Plan.

The study is to include block 1073, lots 1, 3, 6, 7, 8, 9, 10, 11, 32, 33, 33.01, Block 1090, Lots 4 and 5, Block 1091, Lots 1 and 1.01.

The Planning Board authorizes the Board Planner, Emily Goldman to conduct this study. Ms. Goldman will send out the required notices in September notifying the public of the scheduled public hearing to be held on October 7, 2015.

Dave Morgan made a motion to grant the Authorization to Emily Goldman to conduct the study for redevelopment. Derek Roseman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**COMPLETENESS – Preliminary & Final Site Plan Approval**

57 Bridge Street  
Block 1042 Lot 28  
Lambertville Hall Foundation

Richard Mongelli, the applicant's attorney and Michael Burns, the applicant's architect were present at the meeting to discuss the letters received from both the Board Engineer and the Board Planner.

Mr. Burns advised the Board members and it's professionals that the administrative documents had been submitted to the Board Secretary, however, copies were not provided to the professionals. Mrs. Lawton confirmed receipt of listed documents.

However, several of those documents have expired. The applicant is required to obtain new letters for each utility company by the next scheduled meeting.

The application was submitted for approval to increase the existing occupancy to be able to hold special events at this location. The applicant currently has approval for occupancy of 49 people. This Board granted approval to credit the applicant a total of thirty parking spaces, due to the previous use of the building.

They are seeking approval to increase the occupancy to one-hundred fifty people. This total would include the attendees, staff and performers. Mr. Mongelli stated that they would limit the number of tickets sold depending on the total granted by this Board.

The Board asked for a more detailed description of the type of special events that they are proposing to hold at this location.

It was suggested by the Board members that the applicant and it's professionals be prepared to discuss several issues at the public hearing, such as no proposed bar or restaurant, parking. In addition, the applicant should also be aware of the guidelines for a violation should they violate an approval from the Planning Board.

Mr. Mongelli advised the Board that they are willing to appear at the September meeting to deem the application complete at that time.

Derek Roseman made a motion to carry the Completeness Hearing to the September 2, 2015 meeting. John Miller seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

### **DISCUSSION**

Diamond Silver Expansion  
24 Arnett Avenue  
Block 1006 Lot 1

The applicant requested that the public hearing be carried until our September 2, 2015 meeting. The Board had no objection to this request.

A letter from the Historical Preservation Commission was submitted, however, the Board members were not satisfied with the lack of detail regarding the stipulations that the Historical Commission suggested. It was suggested that a more specific letter be provided.

Derek Roseman made a motion to have the applicant return to the Historical Preservation so that a more detail approval can be provided. Steve Stegman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

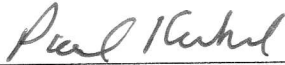
**PAYMENT OF BILLS**

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. 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

