

**PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Wednesday, September 2, 2015**

The meeting was called to order by Paul Kuhl, 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, David Morgan, Derek Roseman, Glenn Davis and Michael Biase.

Absent: Tim Korzun, John Miller, Ken Rogers and Gina Fischetti.

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

APPROVAL OF MINUTES – August 5 2015

Derek Roseman made a motion to approve the August 5, 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.

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.

Mr. Mongelli stated that the final item that was outstanding was the "Will Serve" letter, which has been provided.

Pete McCabe stated that the Board could deem the application at this time.

Dave Morgan made a motion to deem the complete and schedule a public hearing for October 7, 2015. Derek Roseman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

APPROVAL OF RESOLUTION # 9-2015

ReAlliance
Clinton Street
Block 1029 Lot 3 and 3.01

Let the record show that David Morgan abstained from voting on the application.

Mr. Shurts provided a draft copy of the resolution to the applicant and their attorney, as well as the Planning Board members and its Professionals. No feedback was received from either side.

Derek Roseman made a motion to approve the resolution # 9-2015, as submitted. 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

Rte. 12-1 Properties
24 Arnett Avenue
Block 1006 Lot 1

The applicant was before the Board at our June 1, 2015 meeting. At that time, the applicant agreed to a time extension for the meeting to be held on September 2, 2015 because there weren't enough eligible members to take action at the June meeting. All testimony had already been provided.

At our August 5, 2015 meeting Derek Roseman requested that the Historical Preservation Commission provide a more detailed explanation regarding their approval. Stewart Palilonis provided a letter on August 27, 2015, which was forwarded to the Board members and it's professionals by the Board Secretary.

However, it seems that the applicant never received a copy of that letter. A copy was provided the night of the meeting to the applicant's attorney, Mr. DeSapio.

Mr. DeSapio stated that there were no additional changes made to the plans after appearing before the Historical Preservation Commission.

The letter from Mr. Palilonis states that he Commission approved the proposed materials but had concerns about the height of the structure.

Dave Morgan stated that he recently spoke to the Lambertville Fire Company and that they expressed concerns whether they would be able to make the turn in an emergency. The only physical way of confirming this would be to remove the existing curb, which has not been done.

Paul Kuhl asked the applicant about the parking during construction and Mr. DeSapio stated that they do not have a plan in place and will deal with that situation should an issue arise. A possibility would be to phase the project out so that the entire parking area is not affected during construction.

The Board opened the meeting up for public comments. Several of the residents expressed strong concerns regarding the scale of the project and the safety issues regarding access for the fire trucks.

One resident suggested eliminating the parking under the new proposed addition, which would decrease the height of the structure.

Each resident was allotted time to voice their opinions and concerns. The applicant did not have any comments.

Mayor DelVecchio stated that there were still two outstanding issues that had not been resolved, access for the fire truck and the suggestions from the Historical Preservation Commission were not taken into consideration for revising the plans for this project.

Mr. Stegman stated that the purpose of the Historic Preservation Commission is to preserve the historic nature of the City of Lambertville and feels that a lot of thought and consideration went into the Commission's approval and that can't be ignored.

There was a pre-existing Variance approval with the original application that would have been modified if this proposed expansion was approved. The Board felt that taking action to have this on record would be appropriate.

VARIANCE (Pre-Existing)

Mayor David DelVecchio made a motion to grant the pre-existing Variance approval. Steve Stegman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Glenn Davis recused himself from voting.
MOTION CARRIED.

WAIVER & SITE PLAN APPROVAL

Derek Roseman made a motion to grant the waiver and site plan approvals. Steve Stegman Seconded the motion. A unanimous roll call vote against the motion was taken by all members present. Glenn Davis recused himself from voting.
MOTION DEFEATED.

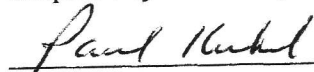
PAYMENT OF BILLS

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

ADJOURNMENT

Derek Roseman made a motion to adjourn the meeting at 8:10 pm. David Morgan 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