

**PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Wednesday, May 4, 2016**

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, Dave Morgan, Derek Roseman, Glenn Davis, Michael Biase, Jane Rosenblatt and Filomena Hengst.

Absent: Steve Stegman, Ken Rogers and John Miller.

Also Present: Attorney Timothy Korzun, Board Engineer Pete McCabe and Board Planner Emily Goldman were present at the meeting.

APPROVAL OF MINUTES – March 2, 2016

Dave Morgan made a motion to approve the March 2, 2016 meeting minutes, as submitted. Glenn Davis seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Michael Biase was abstained from voting.
MOTION CARRIED.

PUBLIC HEARING – MINOR SUBDIVISION

Funk n' Junk
17-19 North Franklin Street
Block 1073 Lot 4

Mr. Costa, the applicant's attorney, advised the Board Secretary that they wished to have the public hearing carried to the June 1, 2016 meeting. This decision was made after receiving the Professionals review letters.

Mr. Korzun suggested that the applicant meet with the neighbors to discuss the project prior to returning to the Board. Mr. Costa was accepting to this suggestion.

The notices for the public hearing were satisfactory and it was determined that no further notices would be required for the June 1, 2016 meeting.

There were several residents in attendance at the meeting and they were advised of the next scheduled hearing.

NO ACTION WAS TAKEN.

FINAL RESOLUTION – MAJOR SUBDIVISION

ReAlliance
Clinton Street
Block 1029 Lots 3 & 3.01

A resolution was not drafted for this applicant due to the conditions listed in the preliminary resolution not being satisfied.

A letter from the applicant was received advising that they will comply with all the conditions, however, this letter was received on May 3, 2016 and the Board Engineer did not have adequate time to review and prepare comments for the meeting tonight.

Revised and updated plans need to be submitted and reviewed by the Professionals.

The applicant advised the Board that they have a scheduled closing date of June 15, 2016. The closing date has been pushed back several times, at no fault of the Planning Board. The Board is in agreement that a special meeting could possibly be held to approve the final resolution, pending the submittal of all required documents and information.

The applicant stated that they will have the information to the Board Secretary by Friday, May 6, 2016. Once the information is received and the Professionals have reviewed them, a decision will be made on whether to hold a special meeting or not.

NO ACTION WAS TAKEN.

COMPLETENESS – SUBDIVISION

William C. Buchanan, Esq.
45 North Union Street
Block 1030 Lots 8 & 10

Mr. Buchanan is the owner of 45 North Union Street and is before the Board for approval of a subdivision. He intends to sell a portion of his property that currently houses the garages that face Coryell Street.

Mr. Clerico's letter dated April 28, 2016 listed waivers for items 17d, 17e and 22 and conditional waivers for items 30 and 32. He also listed the incomplete items as 5, 8, 20, 26 and 29.

The applicant will provide the additional information at the June 1, 2016 meeting and the Board can take action at that time.

Dave Morgan made a motion to grant the application conditional complete, subject to the items listed in Mr. Clerico's letter. Glenn Davis seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

SITE PLAN WAIVER

Promar Development, LLC
71-75 North Main Street
Block 1032 Lot 1

The applicant submitted an application for a site plan waiver at 71-75 North Main Street. The previous use of the building was commercial on the first level and apartments on the second and third levels. The existing apartments will remain as is.

There are no proposed exterior alterations on the property, with the exception of general renovations of the windows and façade. The applicant was advised that such work will require approval from the Lambertville Historic Preservation.

The proposed use of the first level is for business offices, which does not increase the amount of required parking spaces that was allotted for the previous use.

There was a question regarding the unpaid taxes and the applicant advised that that will be taken care of at the time of closing and can also be a condition of the resolution.

Dave Morgan made a motion to grant the Site Plan Waiver, with the condition that if any changes are made to the exterior of the building, excluding general maintenance and repairs, the applicant must appear before the Board for approvals. Derek Roseman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

SITE PLAN WAIVER

Martin Food Group, Inc.
13 Klines Court
Block 1040 Lot 3

The applicant, Matthew Martin, submitted an application for a site plan waiver. He intends to use the space at 13 Klines Court as a restaurant, which is a permitted use in this zone.

There are no exterior alterations proposed and there is no increase in parking requirements.

The square footage of the space is not increasing, if anything, Mr. Martin stated that it may decrease because of the proposed take-out deli counter.

Derek Roseman made a motion to grant the Site Plan Waiver, as submitted. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

ZONING CODIFICATION

Ms. Goldman advised the Board members that the first reading of the Zoning Codification was introduced at the Council meeting held on April 19, 2016.

At this time, the Board members need to take action to determine if the codification is consistent with the Master Plan.

Derek Roseman made a motion deeming the Zoning Codification consistent with City of Lambertville Master Plan. Glenn Davis seconded the motion. MOTION CARRIED.

GENERAL BOARD BUSINESS

Mr. Korzun informed the Board members that have not yet taken the required training sessions that he was unable to arrange for an instructor to come to Lambertville to conduct the training. There have been changes made to the training requirements.

It was suggested that we could reach out to other municipalities that also have Board members that need this mandatory training and possibly hold it at the Justice Center in Lambertville.

Mr. Korzun stated he would reach out to them and advise the members of the outcome.

NO ACTION WAS TAKEN.

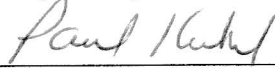
PAYMENT OF BILLS

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

ADJOURNMENT

Michael Biase made a motion to adjourn the meeting at 7:59 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
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.

April 21, 2016

City of Lambertville
18 York Street
Lambertville, New Jersey 08530

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

Reference: Block 1029 Lots 3 & 3.01– 3 Clinton St.
Preliminary Site Plan & Preliminary Major Subdivision
reAlliance, LLC Townhouse Project - Report #5
City of Lambertville, Hunterdon County, New Jersey
Conformance Review

Dear Crystal:

The referenced project was approved by the Planning Board on July 13, 2015. On April 2, 2016 we received the following documentation regarding the above referenced project:

1. Cover letter from Goldenbaum Baill Engineering, Inc. dated March 8, 2016.
2. Major Subdivision & Preliminary and Final Site Plans prepared by Goldenbaum Baill Engineering (GBE) consisting of 7 sheets. Sheets 1, 5, & 6 are dated 9/10/14, and signed by Eric B. Rupnarain PE. Sheet 2 is dated 9/9/14, and is signed by Vincent J. Rigelon Jr., PLS. Sheet 3 is dated 9/9/14, and signed by both Vincent J. Rigelon, Jr., PLS and Eric B. Rupnarain, PE. Sheet 4 is dated 9/10/14, and signed by Eric Rupnarain, PE. Sheet 7 is dated 10/15/14 and signed by Eric B. Rupnarain, PE. All plan sheets are revised through March 28, 2016.
3. "Drainage Report" prepared by GBE (Eric Rupnarain, PE) dated October 14, 2014, revised March 28, 2016.

Per the resolution of approval I have reviewed the above documents for conformance with my report of February 27, 2015. I have repeated the technical review comments here in italics and have added follow-up comments in bold.

A. General Layout/Zoning/RSIS

1. Not applicable.
2. *The property is currently the site of one-story garages and a gravel parking areas that are to be razed in order to construct the proposed improvements. A portion of the existing site improvements encroach onto the adjacent Delaware and Raritan Canal property and they will need to provide approval for the necessary demolition work that is to be done on their property. In addition, more detail must be provided with respect to how the existing wall (which is essentially part of the existing garages, will be protected during demolition. This should be part of the discussion the applicant has with DRCC as recommended).*
The applicant has identified that a new lot line which will follow the base of the existing wall has been agreed to by the D and R Canal Commission. The detail shown on sheet 3 of 7 indicates that 214 sf of property will be acquired from the NJDEP, and 40 sf of property will be conveyed to the NJDEP. We have not received

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any documentation indicating that the NJDEP or the DRCC has approved the exchange or the application. Additionally the applicant has not addressed the previous comment regarding submission of details protecting the wall during demolition. Applicant should also address which party is responsible for maintenance of the retaining wall and access agreements. See below for further comment regarding the exchange of property.

3. *The applicant must demonstrate compliance with RSIS design criteria. Typically, the applicant's engineer provides a table of applicable RSIS design criteria with an indication of whether the proposed design conforms or whether the applicant is requesting a "design waiver", request for "design exceedance" or a request for a determination of a "de minimis exception".*
The plans now include a note regarding RSIS exceptions on sheet 3 of 7. The Board granted a de minimis exception. This comment is addressed.
4. *The individual lot numbers must be identified on the "Existing Conditions Plan". Also, there is an existing wall along the rear of the garages that must be identified on that plan as well.*
The lot numbers and existing wall are now shown on the plan. This comment is addressed.
5. *The applicant is proposing to provide a four-foot wide concrete sidewalk "adjacent to" the Clinton Street curb line, contrary to the layout of the sidewalk on the adjacent property, which has a 2-foot +/- wide grassed area between the curb and sidewalk. The intent of this is apparently to provide additional driveway length to allow for the parking of a vehicle in the driveway and current public ROW. This alignment will create a situation with the utility pole at the southerly end of the frontage where there does not appear to be four feet of clearance which would be in violation of PROWAG standards for handicapped accessibility in a public right-of-way. The sidewalk must be relocated to conform to the offset location as it was constructed on the adjoining George Michael project. This will avoid the current situation where the applicant is attempting to provide ramps and adjustments in the sidewalk profile in an attempt to fit into the driveway apron ramp which would become part of the sidewalk. The plan also needs to provide a detail showing how the required four foot of clearance for the sidewalk can be achieved around the utility pole. This may require the relocation of the pole further to the north.*
The sidewalk has been relocated as directed and the utility pole is shown to be relocated to the north. This comment is addressed.
6. *The cross-slopes of the sidewalk appear to be designed at 2%, which is the maximum allowable. The Project Engineer should reduce the design slope to 1.5% to allow for some construction tolerance, as any sidewalk that does not conform will be required to be replaced. Additional detail and spot elevations of the proposed sidewalk must be provided to determine if it is in compliance with all current accessibility requirements.*
The cross slope has been revised on the sidewalk detail. The applicant has not provided additional detail and spot elevations of the proposed sidewalk to demonstrate accessibility compliance, in particular, where the driveways and sidewalks intersect. Furthermore, the existing and proposed spot grades are not readable as depicted.

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7. *Zoning and variance/waiver issues are deferred to the planner.*
The applicant will need to address the planning comments separately, and confirm that the planner is satisfied with the comments.

B. Utility Connections, Stormwater Management and Street Improvements

1. *The plan proposes a storm drain to be set at the southerly terminus of the property frontage and a drain line to run along the entire frontage of the property along Clinton Street and tie into the existing inlet that was installed as part of the townhouse project to the north of this one. There is also a proposed 2'x2' "yard inlet" proposed to be installed within the public right-of-way behind the proposed sidewalk. The applicant's engineer should clarify what the purpose of this inlet is and why it cannot be placed on the applicant's property rather than in the public ROW.*
The 2x2 inlet has been relocated to outside of the ROW. The roof leaders are now connected to the drywell at the rear of the properties. The applicant has indicated that excess runoff will run overland. The applicant shall also clarify the detailed grading (legibly) of the areas surrounding the proposed dwellings to demonstrate positive drainage to the inlet and other areas. I also noticed that the invert into the existing inlet along Clinton Street in front of Lot 2.01 is labeled as 73.5 on the grading plan, which conflicts with the profile label.
2. *The site plans do not indicate how the roof runoff will be collected and discharged. The plans must be revised to show the roof leaders and the ultimate discharge point for the site's runoff.*
The plans now indicate roof runoff will be directed to drywells, with excess runoff to run overland. The applicant shall clarify the detailed grading (legibly) of the areas surrounding the proposed dwellings to demonstrate positive drainage to the inlet and other areas.
3. *Nine individual utility connections are proposed within the Clinton Street pavement in addition to the storm sewer line previously discussed. The applicant's engineer should provide a plan that minimizes the disturbance of the pavement surface and/or provide a method of restoring the pavement that eliminates the risk of unevenly settling trenches, such as thermal infra-red restoration or milling and resurfacing post-construction.*
The applicant has reduced the limit of pavement disturbance by grouping the utility connections closer together. This comment is addressed.
4. *The applicant's engineer has submitted stormwater management calculations in accordance with Section 522.2 of the City Ordinance. Due to the property being completely developed in its current state, the engineer's calculations showed that post-development discharge will be less than existing and that no recharge deficit will be created. However, the development will create TSS generating surfaces where before there were none. The addition of impervious pavement surfaces is small and the applicant's engineer proposes to treat it as negligible. I have no problem with agreeing to that proposal if the applicant is willing to provide small drywells that the roof leaders will tie into, thus reducing the offsite flows and increasing groundwater recharge. This is similar to what was done on the adjoining "Canal View" (George Michael) townhouse project directly to the north of this site.*

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Details and calculations for drywells have been provided however the calculations result in an area that does not consider any void ratio considerations in the volume analysis. Also the location of the drywells will likely require cross easements between individual property owners at least for Lots 1 and 2. The applicant will also need to prepare a BMP easement description for maintenance of the drywells.

5. *The applicant needs to provide documentation from the Water Company that adequate domestic and fire protection pressure and flow rates exist in accordance with RSIS and other applicable codes. The individual fire service lines, if required, should be added to the site plans.*

Subsequent to our last review letter the applicant received a willingness to serve letter from the water company dated February 25, 2015. The applicant is to provide an update regarding the progress in meeting the conditions outlined in that letter along with supporting documentation.


This application will require a major subdivision plan for filing prepared in accordance with the applicable map filing standards. In addition, the applicant will need to clarify by what means the property will be conveyed from the NJDEP to the property owner and from the property owner to the NJDEP. The applicant will also need to provide documentation of this exchange. This documentation and clarification should include the details regarding which party is responsible for the maintenance of the existing retaining wall which will now be included at the rear of each of the three new lots.

The applicant must provide evidence of outside agency approvals including:

- Hunterdon County Planning Board
- Lambertville Historic Preservation Commission
- United Water of New Jersey
- Delaware and Raritan Canal Commission
- Hunterdon County Soil Conservation District

At this time the applicant has not addressed all of the technical issues raised in my previous review letter, and therefore has not satisfied the conditions of the resolution of approval at this time.

Very truly yours,



Robert J. Clerico, P.E.
Board Engineer
PMC/RJC 5040.186 -160421-Rpt05.doc
RJC

cc: All Planning Board Members (email distribution)
Tim Korzun (SHEAKKORZUN@COMCAST.NET)
R Robert Perry P.P. Alt. Bd Planner (rperry@rve.com)
Eric Rupnarain PE -(ebr@gbamail.com)