

**PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Wednesday, July 6, 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, Steve Stegman, Dave Morgan, Derek Roseman, Ken Rogers, Glenn Davis, Jane Rosenblatt, Filomena Hengst.

Absent: John Miller and Michael Biase.

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

APPROVAL OF MINUTES – May 4, 2016

Derek Roseman made a motion to approve the May 4, 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. Ken Rogers was abstained from voting.
MOTION CARRIED.

APPROVAL OF MINUTES – May 23, 2016

Dave Morgan made a motion to approve the May 23, 2016 meeting minutes 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.

APPROVAL OF RESOLUTION # 4-2016

Formal Site Plan Waiver
Promar Development
71-75 North Main Street
Block 1032 Lot 1

Dave Morgan made a motion to approve resolution 4-2016 as submitted. Steve Stegman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Steve Stegman and Ken Rogers were abstained from voting.
MOTION CARRIED.

APPROVAL OF RESOLUTION # 3-2016

Formal Site Plan Waiver
Martin Food Group, Inc.
13 Kline's Court
Block 1040 Lot 3

Derek Roseman made a motion to approve resolution 3-2016 as submitted for a Formal Site Plan Waiver. Glen Davis seconded the motion. A unanimous roll call vote in favor

of the motion was taken by all members present. Steve Stegman and Ken Rogers were abstained from voting.
MOTION CARRIED.

PUBLIC HEARING – MINOR SUBDIVISION

William Buchanan
45 North Union Street
Block 1030 Lot 8 & 10

Mr. Buchanan is the current property owner of 45 North Union Street, lot 8. The property is a mixed use with commercial space on the lower level and residential apartments on the upper level.

The property also has a garage on lot 10 at the rear of the building that is rented out as storage by Mr. Buchanan.

No parking is currently available to the tenants in the apartments. Donald Hart, a previous tenant of Mr. Buchanan, was sworn in as a witness. Mr. Hart stated that he rented an apartment above the property for several years and never had any issues with parking.

An application was submitted for a minor subdivision so the portion of his property that currently has an existing garage can be sold to Kenneth Brower, the owner of 16 Coryell Street. The subdivision and purchase of the lot would expand the property of Mr. Brower.

As required, proper public notice was given to the surrounding neighbors and the local newspaper. It should be noted that no one in attendance at the meeting for this applicant was opposed to the project.

The following documents were marked into the record; A-1: Application, A-2 Public Notices, and A-3 Plot Plan (revision date June 30, 2016, A-4 Revised Plan, June 30, 2016, A-5 Lot Description, A-6 Parking Calculations.

The proposed project will not remove any off street parking as there is already a curb cut on lot 10 for the garage. Mr. Buchanan advised the Board that there are municipal parking permits that are available to the tenants of the apartments, if needed.

The overhead electric will be removed with the subdivision and Mr. Brower will be responsible for any new electrical service to the garage.

The Board members and its Professionals had no additional questions or concerns regarding the minor subdivision.

Other than Mr. Hart, no one from the public had any comments either.

Exception:

Derek Roseman made a motion to grant the Exception for the irregular shaped lot. Ken Rogers seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

Parking Variance for Lot 8 & Setback Variance for Lot 10

Derek Roseman made a motion to grant the Parking and Setback Variances for both lots 8 and 10. Glenn Davis seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

Subdivision

Dave Morgan made a motion to grant the Subdivision Approval for 45 North Union Street. 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 – MINOR SUBDIVISION

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

Chris Costa, the applicant's attorney, Gary O'Connor, the applicants architect and the property owner Kim LaPierre.

The applicant is proposing to construct a two-unit townhouse with lower level garages on the vacant lots and is also requesting approval to expand the existing retail space for a studio use with a garage.

The applicant has met with several members of the Board and the Board's professionals to discuss possible designs for the project. Some of the changes discussed at those meetings were implemented into the new plans however, the discussion of eliminating the proposed garages was not removed from the plans.

Mayor DelVecchio inquired why the garages were still part of the project and the Ms. LaPierre stated that they felt that the garages would be more "marketable" after speaking with a local real estate agent.

A slide show presentation was presented to the Board showing existing parking issues on McCready's Alley. The applicant also pointed out that there are multiple garages on the existing buildings on this street.

Several of the Board members were concerned with the garages and how the cars would have difficulties entering and existing without having to try multiple times to do so.

With the construction of the garages, they would be removing at least three off street parking spaces.

It was suggested by Derek Roseman that the applicant relocate the entrance of the garages to face the rear of the property. This is something that the applicant is willing to consider and advised that revised plans would be submitted for the Board to review.

The interior of the buildings was discussed and the Board was advised that they would be two bedroom units with a mezzanine in the loft area. Ms. LaPierre stated that she would expect it would be used a studio for the tenant. The Board members were concerned that this area could be used as a third bedroom and were reluctant to take action on this because additional parking issues come into play.

The applicant agreed to carry the public meeting until the August 3, 2016 so that they can make the suggested revisions to the plans and re-submit. The revised plans must be in to the Board Professionals by July 22, 2016 for review.

The applicant must submit revised plans, landscaping details and stormwater management plans.

NO ACTION WAS TAKEN.

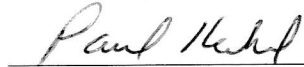
PAYMENT OF BILLS

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.

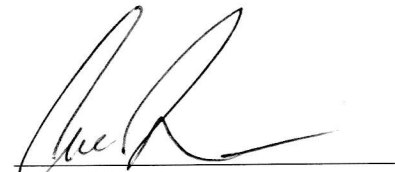
ADJOURNMENT

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