

City of Lambertville  
Planning Board  
Regular Meeting Minutes  
Wednesday, February 1, 2017

The meeting was called to order by Board Chairman, 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: Derek Roseman, Steve Stegman, John Miller, Ken Rogers, Michael Biase, Jane Rosenblatt, Filomena Hengst, Paul Kuhl and Mayor DelVecchio.

Absent: Dave Morgan and Glenn Davis.

Also Present: Attorney Timothy Korzun was present at the meeting.

**APPROVAL OF MINUTES – January 4, 2017**

John Miller made a motion to approve the 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. Ken Rogers was abstained from voting.  
MOTION CARRIED.

**OATHS OF OFFICE**

Mr. Korzun administered the Oaths of Office Ken Rogers.

**APPROVAL OF RESOLUTION – MAJOR SUBDIVISION**

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

Mr. Korzun advised the Board members that neither the Board Professionals nor the applicant had any changes to the proposed resolution. Therefore, the draft copy that was distributed to the members could be voted on.

Steve Stegman made a motion to approve the resolution, as submitted. Michael Biase seconded the motion. A roll call vote in favor of the motion was taken by all members present. Derek Roseman and John Miller were abstained from voting.  
MOTION CARRIED.

Ayes: Steve Stegman, Michael Biase, Paul Kuhl, Mayor DelVecchio  
Nays: Ken Rogers and Filomena Hengst.

**APPROVAL OF RESOLUTION – VARIANCE & CONDITIONAL USE**

Mr. Korzun advised the Board members that neither the Board Professionals nor the applicant had any changes to the proposed resolution. Therefore, the draft copy that was distributed to the members could be voted on.

Derek Roseman made a motion to grant the resolution, as submitted. Michael Biase seconded the motion. A roll call vote in favor of the motion was taken by all members present. John Miller was abstained from voting.  
MOTION CARRIED.

Ayes: Derek Roseman, Michael Biase, Jane Rosenblatt, Filomena Hengst, Paul Kuhl & Mayor DelVecchio  
Nays: Steve Stegman and Ken Rogers

**SITE PLAN WAIVER**

KTKB, LLC, Up in Smoke  
12 North Main Street  
Block 1075 Lot 7

Richard Sasso, the applicant's attorney, was present at the meeting. Mr. Sasso stated that he provided the Board members with a copy of the description of the type of business being proposed at this location.

Mr. Korzun swore Karin Fialka, the applicant, in as a witness.

A letter from the owner of Sunoco Gas Station, Michael Cifelli, was also provided. This letter stated that Mr. Cifelli was authorizing Ms. Fialka to utilize three parking spaces located at his property at 82 Bridge Street.

The property is owned by Jennifer Elia. Ms. Elia appeared before the Zoning Board of Adjustment in 2006 and obtained approval for an apartment on the upper level and a business on the lower level. At the time, Ms. Elia was occupying the apartment and intended to utilize the commercial space for her business.

The original resolution for this property granted approval for an owner occupied apartment on the second level and her commercial space on the lower level. Over the years this situation has changed and Ms. Elia no longer resides or has her business at this location.

The Zoning Board of Adjustment granted a variance for two parking spaces for the apartment and two for the commercial space. The resolution also stated that any change in tenants must appear before Board for approval. It also stated that while the proposed use in 2006 was a gallery on the first floor, it states that not all commercial use may be suitable for this property.

Steve Stegman made a motion to grant the Site Plan Waiver, as submitted. Derek Roseman seconded the motion. A roll call vote opposing the motion was taken by all members present.

MOTION CARRIED.

Ayes: Derek Roseman and Jane Rosenblatt.

Nays: Steve Stegman, John Miller, Ken Rogers, Michael Biase, Filomena Hengst, Paul Kuhl  
and Mayor DelVecchio.

### **COMPLETENESS COMMITTEE**

A draft Ordinance was distributed to the Board members regarding the Completeness Committee. The Board members discussed briefly and agreed that the Board Secretary should provide a memorandum to the City Clerk so that the Council may take action.

### **GENERAL BOARD BUSINESS**

Mr. Korzun updated the Board on the new ruling for COAH development. A brief discussion between the Board members ensued.

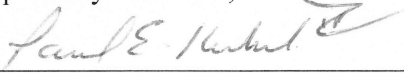
### **PAYMENT OF BILLS**

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

### **ADJOURNMENT**

Jane Rosenblatt made a motion to adjourn the meeting at 8:38 pm. Michael Biase seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,

  
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Paul Kuhl  
Chairman

  
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Crystal Lawton  
Administrative Officer