

City of Lambertville  
Planning Board  
Regular Meeting Minutes  
Wednesday, April 5, 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: Steve Stegman, John Miller, Michael Biase, Jane Rosenblatt, Filomena Hengst, Paul Kuhl and Mayor DeVecchio

Absent: Derek Roseman, Dave Morgan, Ken Rogers and Glenn Davis.

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

**APPROVAL OF MINUTES –March 1, 2017**

John Miller made a motion to approve the 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. Michael Biase and Jane Rosenblatt were abstained from voting.  
MOTION CARRIED.

**SITE PLAN WAIVER**

51 Lambert Lane  
Block 1022 Lot 16  
Kenneth & Catherine Leal

The applicants were advised by the City Zoning Officer, Richard McManus that their proposed addition would need to be present to the Planning Board because the property was located within the Central Business District.

Mr. & Mrs. Leal were present at the meeting, along with their architect, Keith Hone.

Marked into the record were exhibits A-1: Application and A-2 Architect Plans dated March 7, 2017.

Mr. Hone advised the Board that the existing building is a three story dwelling with two bedrooms on the second level and a walk-out basement with a rear deck facing the river. The existing height of the structure is currently 21 feet.

On the first floor of the property, to the rear is a canopy that will be removed for renovations, as well as siding and an interior closet.

The second floor roof will be removed and the existing bathroom will be reconfigured. The laundry utilities will be relocated to the second floor as well.

A new balcony will also be added to the second level.

With the new construction, the third floor, which is considered the attic, will be partially removed to construct the new master bedroom and bathroom.

With the proposed addition, the applicant is not creating any new impervious coverage and no additional parking spaces are required.

John Miller briefly discussed the requirements of flood standards, referring the applicant to seek the assistance of Ken Rogers, the City's Flood Plain Manager.

The Board members had no additional questions for the applicant's or Mr. Hone.

Steve Stegman made a motion to grant the Site Plan Waiver, as presented. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

#### **FINAL SUBDIVISION APPROVAL**

172 York Street  
Block 1002 Lot 76.01  
Ryan Morrell

This property was subject to a Minor Subdivision approval by this Board. The property was recently purchased by Ryan Morrell.

Mr. Morell has submitted a permit to the Construction Office for a new single family dwelling. However, while doing the plan review on this application, it was discovered that certain items in the resolution have not yet been met or completed.

Since the applicant was not present at the meeting, the Board members voted to carry this until our May 3, 2017 meeting. A letter will be sent to Mr. Morrell advising him of this.

John Miller made a motion to carry this application to our May 3, 2017 meeting. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

#### **COAH UPDATE**

Mayor DelVecchio briefly updated the Board on the COAH issues. He stated that a meeting has been set up with a new person and that he will update the Board periodically.

#### **PAYMENT OF BILLS**

Steve Stegman 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.

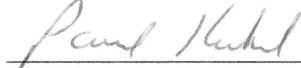
MOTION CARRIED.

**ADJOURNMENT**

Steve Stegman made a motion to adjourn the meeting at 7:33 pm. Paul Kuhl seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.

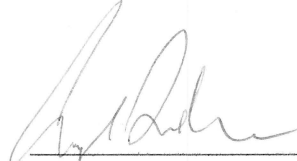
MOTION CARRIED.

Respectfully submitted,



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Paul Kuhl  
Chairman



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Crystal Lawton  
Administrative Officer