

City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, May 3, 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, Dave Morgan, John Miller, Glenn Davis, Michael Biase, Jane Rosenblatt, Filomena Hengst and Paul Kuhl

Absent: Ken Rogers and Mayor DelVecchio.

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

APPROVAL OF MINUTES –April 5, 2017

John Miller made a motion to approve the 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. Derek Roseman, Dave Morgan and Glenn Davis were abstained from voting.

MOTION CARRIED.

APPROVAL OF RESOLUTION 3-2017

Site Plan Waiver
51 Lambert Lane
Block 1022 Lot 16
Kenneth & Catherine Leal

A draft resolution was given to all Board members and the applicant for review. While the applicant had no comments on the resolution, John Miller did want a paragraph added stating that the applicant must comply with all flood hazard requirements. Mr. Korzun made those changes to the resolution.

Steve Stegman made a motion to approve the resolution, with the changes stated above. Dave Morgan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

SITE PLAN WAIVER & SIGN REVIEW

204 North Union Street
Block 1006 Lot 6
Pet Photos Plus – Judy Dinnerman

The applicant, Judy Dinnerman, was present at the meeting, as was the property owner, Steve Frank. Mr. Korzun swore Mr. Frank in for testimony.

There are current two locations for Pet Photo's Plus. One is located in New Hope and the other is located here in Lambertville. A typical session is approximately half an hour to an hour, two to three times per week.

There is no proposed change in footprint to the building. A new sign will be erected on the front of the building in the same location as the previous tenant. There will also be an additional sign to the rear of the building.

Dave Morgan made a motion to grant the Site Plan Waiver. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

SITE PLAN WAIVER

61 North Main Street
Block 1032 Lot 6
Promar Development

Chris Probert, the applicant, and Maureen Carlton, the attorney for Mr. Probert, were both present at the meeting.

Mr. Probert purchased the building at 61 North Main Street. The previous use of the building was the Siam Restaurant. There is currently an apartment on the second and third levels of this building.

No exterior alterations are proposed with this application. The applicant is not changing the use of the building. He intends to have a tenant who will maintain a restaurant in the existing lower level, with a total of 48 seats.

There are also no proposed changes to the existing apartment.

Dave Morgan made a motion to grant the Site Plan Waiver, as submitted. Derek Roseman 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

Larry Wohl, the applicant's attorney, requested that this application be carried until the June 7, 2017 meeting.

No action was taken.

BOARD BUSINESS

Mr. Korzun briefly updated the Board members on the status of the Fair Share Plan. Once additional information is available, Mr. Korzun will notify the members.

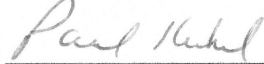
PAYMENT OF BILLS

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

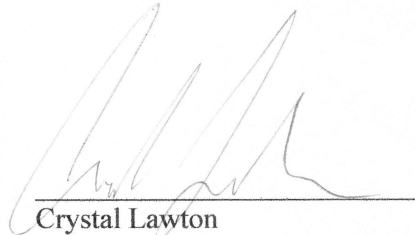
ADJOURNMENT

Michael Biase made a motion to adjourn the meeting at 7:33 pm. John Miller 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