

City of Lambertville
Planning Board
Special Meeting Minutes
Wednesday, June 11, 2018

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: John Miller, Steve Stegman, Filomena Hengst, Michelle Komie, Paul Kuhl, Mayor DeVecchio, Gina Fischetti, Elain Clisham.

Absent: David Morgan, Ken Rogers, Michael Biase.

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

PUBLIC HEARING – Area in Need of Redevelopment

Block 1073 Lots 1,3, 5-11, 32-33.01

Block 1090 Lots 4 & 5

Block 1091 Lots 1 & 1.01

A notice of the public hearing was published on May 25, 2018 and also on May 31, 2018.

Emily Goldman was sworn in as an expert witness and presented the Board with a power point presentation regarding the study that she has conducted on the Area in Need of Redevelopment.

There are multiple properties included in this study and a majority of those lots are vacant. It should be noted, that no property that currently has residences located on site were included in the condemnation plan.

Between 1930 and 1960, a formal land fill was located in this area of study, including block 1073 lots 33 and 33.01, lots 4 and 5, block 1090 lots 1 and 1.01. was sold and remediation was conducted in 1967.

Due to the location and unimprovement of these lots, there is a lack of access available to the sites.

The Lambertville High School was once located in this area but with the lack of maintenance to the structure and multiple fires, the dwelling became a hazard to the public and in 2011 a notice to demolish was issued by the Construction Office for block 1073 lot 9.

While the building was eventually demolished, a lot of debris remained on site. The site continues to be a dumping ground for garbage and litter. There was a

construction dumpster on site that held the remains from the demolition, however, that material was removed and emptied on the property.

There have been several applications to both the Zoning Board of Adjustment and Planning Board for redevelopment, but with no utility access or engineering plans submitted those applications were never completed.

Three of the lots have a tax lien on them and several have issues with unresolved deed restrictions and titles.

Ms. Goldman concluded her presentation and advised the Board of the timeline for this study.

Paul Kuhl opened the meeting up for public comment.

Merrick Wilson, the owner of several lots located in the study, stated that he would like to present his presentation to the Board with the new plan he is proposing.

Mr. Wilson was advised that at this time a presentation for redevelopment from property owners was not appropriate.

Mr. Wilson went on to say that he had presented several plans for redevelopment in the past and that all plans submitted were denied by the Board.

Again, Mr. Wilson was advised that this was not the appropriate time to discuss past or current proposals.

Steve Stegman made a motion to make the recommendation to the City Council for a declaration for the Areas in need of redevelopment. Michelle Komie seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

APPROVAL OF RESOLUTION 3-2018

Steve Stegman made a motion to approve resolution 3-2018, recommending to City Council for the study. Filomena Hengst seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

June 11, 2018
Planning Board Meeting

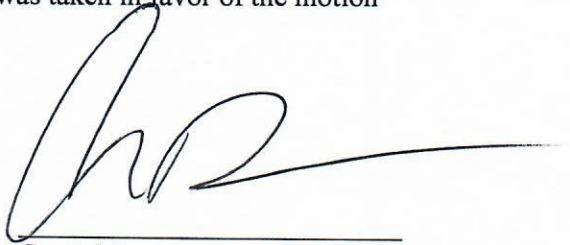
ADJOURNMENT

Steve Stegman made a motion to adjourn the meeting at 8:26 pm. Mayor DelVecchio 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