

City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, December 5, 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: David Morgan, Michael Biase, Elaine Clisham, Paul Kuhl, Gina Fischetti and Ward Sanders.

Absent: John Miller, Ken Rogers, Filomena Hengst, Michelle Komie and Mayor DeVecchio.

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

APPROVAL OF MINUTES

November 7, 2018

Michael Biase made a motion to approve the minutes, with minor changes. David Morgan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

TIME EXTENSION REQUEST

Church and North Franklin Street
Block 1070 Lot 14.01
JMG Builders

Mr. Jason Greenwald submitted a request for an additional six-month time extension for the property located on Church Street and North Franklin Street.

Mr. Greenwald stated that he has a buyer for the property and that he needs this additional time as a condition of the sale.

David Morgan made a motion to the six-month time extension. Ward Sanders seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

TIME EXTENSION REQUEST

17 Wilson Street
Block 1051 Lot 16.01
Fordyce

Mr. Mongelli was present at the meeting to request a six-month time extension on this application. As of this date they have not obtained approval from the DEP to move forward.

David Morgan made a motion to grant the six-month time extension, as requested. Ward Sanders seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

TIME EXTENSION REQUEST

42 York Street
Block 1026 Lot 9
Weinstein

Mr. Mongelli was present at the meeting to request an additional six-month time extension to allow for engineering reports to be generated.

David Morgan made a motion to grant the six-month time extension, as requested. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Elaine Clisham was recused from voting.

PUBLIC HEARING – Final Subdivision Approval and Compliance Review

Talbot Homes, Inc.
80 Wilson Street
Block 1054 Lot 6

Steven Gruenberg, the applicant's attorney, and Marc Jacobson, the applicant, were both present at the meeting.

The applicant has agreed to the conditions as stated in Mr. Clerico's letter dated December 5, 2018. He also agrees that all the conditions in the previous resolution will follow the approval presented tonight, with the exception of the material used on the structures.

Since our last meeting, the applicant has met with Emily Goldman prior to this meeting to discuss the landscaping plans for this project. A new plan will be submitted to the Board for review.

Mr. Jacobson is also asking for approval to provide a flex-room on the ground level with a full bathroom.

The material of the siding proposed has been changed from the previously approved stucco to a new material that is not in accordance with the City's Design Guidelines.

After some discussion, the applicant agreed to use hardi-plank on the sides and rear of the structure and brick on the front façade.

Dave Morgan made a motion to approve the change in façade materials and grant the relief from the City's Design Guidelines. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC HEARING – Bulk Variance and Site Plan Waiver

Union Fire House Company, District 1
230 North Main Street

Block 1002 Lot 26.02

Present at the meeting were Richard Mongelli, Michael Burns, Jim Segula and the Union Fire House representative, Donald Hart.

The application submitted is for approval of a two-story addition to the existing fire house, which is located in the R-2 Zone (Residential).

The proposed 1,200 square foot addition will include a new garage bay, a one-story office and a second level meeting room.

At this time, Donald Hart advised the Board that the firetrucks have to be stacked due to the lack of additional space. He stated that this has impacted the access at times during emergencies.

There was concern from the Board regarding the steep slope disturbance and Mr. Hart stated that the project, as presented, is less of an impact on the steep slope disturbance than if they were to construct the addition in the rear of the property.

The new project will be an additional twelve square feet of steep slope disturbance.

It was testified that there will be minimal runoff from the new addition. Jim Segula discussed the existing drainage problems and advised the Board that the basins on site currently are adequate enough to provide for the new addition.

Mr. Hart stated that this addition would be beneficial to the community, as this property is used for public events, private events and would allow for the space to be utilized in a better way.

There are three signs on the building currently. Those existing signs will be removed and replaced with new signs.

There will be a one sign on the front façade of the building. There was some discussion on the spacing of the sign and whether it should be considered two signs, although it was just a continuation of the sign.

The 2008 resolution states that the building is zoned for municipal use and therefore a parking variance is not required. However, they are providing for 24 parking spaces on the property located in the front of the building and the rear of the building.

The existing driveway is a total of sixty-two feet in width. The maximum allowed is twenty-five feet. However, the driveway was designed to accommodate the firetrucks and is therefore a pre-existing non-conforming.

Exception & Condition: Two signs are proposed for this project and only one is permitted in this zone. The existing drive way is larger than the permitted size according to City guidelines. The proposed landscaping plan could be problematic in the future as the tree grows thirty – forty feet wide. The applicant will have to provide an updated landscaping plan for review.

Dave Morgan made a motion to grant the exceptions and condition, as listed above. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion as taken by all members present. MOTION CARRIED.

David Morgan made a motion to approve the Steep Slope Variance. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

Dave Morgan made a motion to grant the Minor 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.

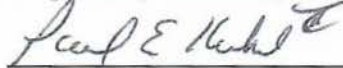
PAYMENT OF BILLS

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

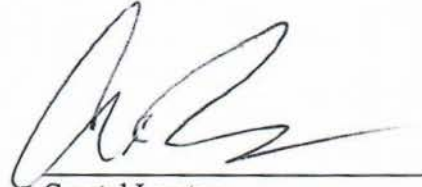
ADJOURNMENT

Elaine Clisham made a motion to adjourn the meeting at 9:40 pm. Gina Fischetti 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