

City of Lambertville  
Planning Board  
Regular Meeting Minutes  
Wednesday, May 1, 2019

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, Elaine Clisham, Lester Myers, Kevin Romano, Sarah Gold, Council President Beth Asaro, Gina Fischetti, Paul Kuhl.

Absent: Mayor Fahl, Filomena Hengst and Michelle Komie.

Also, in attendance: Attorney Timothy Korzun, Board Engineer Robert Clerico and Board Planner Emily Goldman were present at the meeting.

**APPROVAL OF MINUTES – April 3, 2019**

Lester Myers made a motion to approve the April 3, 2019 meeting minutes, with minor changes. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present and able to vote. John Miller was abstained from voting. MOTION CARRIED.

**CONTINUANCE – Minor Subdivision and Site Plan Approval**

14 Lambert Lane  
Block 1034 Lot 5

The applicant met with several members in the neighborhood. After discussing the project there were minor changes made to the plans previously submitted to the Board. Those plans were presented to the board members at the meeting.

The applicant was advised prior to the meeting that the Professionals had not had sufficient time to review the revised plans and were not prepared to provide comment. However, the applicant still wanted to proceed with the meeting since he would have his environmental consultant available for the meeting.

Stephan Huxtra of Brickhouse Environmental was sworn in as an expert witness.

Mr. Huxtra testified that while on site he did not determine any hazardous materials that were visible and that he does not recommend any additional testing be conducted. He spoke with the property owner and they indicated that to their knowledge, there are no known contaminations on the property.

A portion of the property backs up to what used to be the old railroad tracks, Mr. Clerico stated that he found that a portion of 14 Lambert Lane was once part of the railroad right-of-way.

The applicant's stated that there is no evidence that any part of the railroad was ever located on this site. However, Mr. Green provided an undated picture of the property showing what appears to be railroad ties and storage barrels on the property.

May 1, 2019  
Planning Board Meeting

Mr. Green suggested that the applicant use silt fencing to prevent any runoff during construction.

Several members of the public spoke about additional soil testing to confirm there are no hazardous substances on the property. The applicant agreed to have his professional on-site during excavation.

Steve Stegman of Highland Avenue, stated that the Black River Railroad may be re-activating for future use and that the applicant should look into that before moving forward.

The applicant also advised the Board that a parking easement for lots 6 and 9 was agreed upon with two of the neighbors and that will be recorded with the County. This access will be provided through Coryell Street and the property at 14 Lambert Lane will not have any further access.

No action was taken on this application and the next public hearing is scheduled for June 5, 2019. No further notices are required.

**39 FERRY STREET**

Block 1045 Lot 4  
39 Ferry Street, LLC

Through council, the applicant requested to be heard by the Board regarding changes made to the D&R Commission during its previous 2009 approval.

The Delaware and Raritan Canal Commission no longer approves the location of the retention basin and is asking for it to be relocated. Subdivision plat plans were never filed for this property.

The applicant will return to the Board for approval for this change in the future.

No action was taken.

**AREA IN NEED OF REHABILITATION**

65 Wilson Street  
Block 1053 Lots 2 and 3  
YMAC Building

The City Council provided a resolution asking for a recommendation from the Planning Board to conduct a study on the property to verify it's need for rehabilitation.

The property was once the YMAC and has since been vacant for several years. The property has deteriorated due to lack of maintenance. The pedestrian walkway was disturbed while an underground oil tank was removed and has not yet been rectified. The existing parking lot is not in compliance with City regulations.

Council President Beth Asaro made a motion to approve the study. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.



**TIME EXTENSION**

31 North Franklin Street  
Block 1076 Lot 14  
JMG Builders, Inc.

Mr. Greenwald, the property owner, obtained a time extension of his approval that is to expire in June of this year. At this time, he has a potential buyer for the property and is asking for an additional six-month extension to allow for the new owner to obtain construction permits.

This will be the last time extension that the Board is able to grant on this property.

Kevin Romano made a motion to grant the six-month time extension. Lester Myers seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**PUBLIC COMMENT**

Lauren Strumfels, of 221 North Union Street addressed the Board regarding a request for re-zoning of her residential property.

The property is currently zoned C-2 and she is seeking approval to construct an addition to the property. However, since the property is zoned commercial, she is required to comply with those regulations.

She advised the Board that the property has always been residential and asked that the proper zone be applied to her property so that she may do the renovations she is seeking.

She was advised to present this request to the City Council for their recommendation.

No action was taken by the Board.

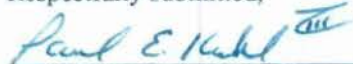
**PAYMENT OF BILLS**

Lester Myers made a motion to pay bills, so long as funding was available. Council President Beth Asaro seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

**ADJOURNMENT**

Council President Asaro made a motion to adjourn the meeting at 9:48 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