

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
RE-ORGANIZATION & REGULAR MEETING MINUTES
Thursday, January 29, 2015 at 7:30 pm**

The meeting was called to order by William Shurts, at 7:30 p.m. with a statement of compliance with the Open Public Meetings Act.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Pat Pittore, Phil Mackey, Fred Eisinger, Georg Hambach, Kate Dunn,
Sara Scully, John Woods, Marcus Rayner & Jane Wesby.

Absent:

Also Present: Board Attorney William Shurts, Board Engineer Tom Cundy and Board Planner Emily Goldman.

ELECTION OF CHAIRPERSON

Motion to Nominate Pat Pittore for Board Chairman:

Phil Mackey made a motion to nominate Pat Pittore for Chairman for the Lambertville Zoning Board of Adjustment. Georg Hambach seconded the motion.

MOTION CARRIED.

Motion to Close Nominations for Board Chairperson:

Phil Mackey made a motion to close nominations for Board Chairperson. Georg Hambach seconded the motion.

MOTION CARRIED.

ELECTION OF VICE CHAIRPERSON:

Motion to Nominate Georg Hambach for Board Vice Chairperson:

Fred Eisinger made a motion to nominate Georg Hambach for Vice Chairperson for the Lambertville Zoning Board of Adjustment. John Woods seconded the motion.

MOTION CARRIED.

Motion to close Nominations for Board Vice Chairperson:

Phil Mackey made a motion to close nominations for Vice Chairperson. John Woods seconded the motion.

MOTION CARRIED.

APPROVAL OF MINUTES

George Hambach made a motion to approve the December 11, 2014 meeting minutes, as submitted. Marcus Rayner seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Abstained from voting were Phil Mackey, Fred Eisinger and Jane Wesby.

MOTION CARRIED.

APPROVAL OF THE 2015 BOARD MEETING SCHEDULE

Georg Hambach made a motion to approve the 2015 meeting schedule for the Zoning Board of Adjustment. Phil Mackey seconded the motion. It was noted that the November and December meeting will be a combined meeting, with a date to be determined by the Board at a later date. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

APPROVAL OF RESOLUTION # 1-2014

22 North Main Street
Block 1075 Lot 3
Use Variance and Site Plan Waiver

Georg Hambach made a motion to approve the resolution for 22 North Main Street as submitted. Kate Dunn seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

PUBLIC HEARING – Continued

South Franklin Street
Block 1048 Lot 45.03
Hardship & Bulk Variance for Steep Slope

The documents that the applicant submitted to the City Engineer were not submitted in a timely manner, and therefore, the City Engineer was unable to produce a review letter for the meeting.

Also, the applicant had not yet submitted an application to the City Clerk's office for a Street Opening permit.

The Board members and its Professionals suggested that those applications and review letters be submitted to the Board at its next scheduled meeting to be held on February 26, 2015. The applicant agreed to the time extension.

Phil Mackey made a motion to grant a time extension for the applicant to produce the required documents to the Board at its February 26, 2015 meeting. Jane Wesby seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

PUBLIC HEARING

152 North Union Street
Block 1011 Lot 11
Spectrum Group
Use Variance & Minor Subdivision

Board member Kate Dunn recused herself from voting due to the fact that she owns property within 200 feet of this property.

An application was submitted to the Board members and its Professionals for a Minor Subdivision and Use Variance for the property located at 152 North Union Street.

There is currently an existing four family dwelling on the property, which is a pre-existing non-conforming use. The applicant is not proposing any changes to the existing building.

They are however, proposing to construct a three-bedroom single family dwelling on the remaining portion of the property. The structure will be a two story dwelling with an attic and fiberglass roofing. The base of the building will be stone. The windows will be double hung on the front of the property.

The plans submitted show French doors on the side with a standing porch and also French doors to the rear of the property leading to the backyard.

The parking requirement for a four family dwelling is seven spaces, however, those spaces are not provided for this property because it is a pre-existing non-conforming use. A portion of the existing building is encroaching on the side yard set-backs.

The new dwelling will also have a gravel driveway that can accommodate at least two cars. With the new project and driveway they will be eliminating one on street parking space.

Eric Rupnarain stated that the utility line encroaches onto the proposed lot and will require an easement. The exiting pole on North Union Street will also serve the new building.

In order to construct the new building an existing maple tree will need to be removed. This is the only proposed tree to be removed.

New landscaping is also proposed on the subdivided lot. In the front yard, to replace the maple tree, the applicant is proposing to plan a large 30' yellow wood tree. Along the proposed fence they will be planting hydrandria plants.

Board Chairman Mr. Pittore opens the meeting up for public comment. Sara Gibson of 151 North Union Street stated that she is concerned about the proposed fence and how the parking will be impacted.

Stewart Palilonis recommended that the applicant submit an application to the Historical Preservation Commission for comments.

Peter Amnirait of 158 North Union Street was concerned about removing the maple tree because it will be eliminating the shade that is provided. He also stated that he would like to see the fence stop before the sidewalk and would like the new building to be in line with the existing properties on the street.

The applicant stated that since the setbacks are being met, that they would have no objection to the request to relocate the building by two feet.

Use Variance

Phil Mackey made a motion to grant the Use Variance for this project. John Woods seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

Bulk Variance

Phil Mackey made a motion to grant the Bulk Variance request for this project. Fred Eisinger seconded the motion. A unanimous call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

Driveway Width and Side Yard Setback Variance

John Woods made a motion to grant the variance for the driveway width and existing side yard setback. Phil Mackey seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

Preliminary and Final Subdivision with Conditions

Phil Mackey made a motion to grant approval for the Preliminary and Final Subdivision subject to conditions listed in the Board Professional's letters attached to these minutes. Georg Hambach seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

Minor Subdivision Approval

Georg Hambach made a motion to grant the Minor Subdivision approval for this project. John Woods seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

PAYMENT OF BILLS

Phil Mackey made a motion to pay bills, so long as funding was available. Georg Hambach seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.
MOTION CARRIED.

PUBLIC COMMENT

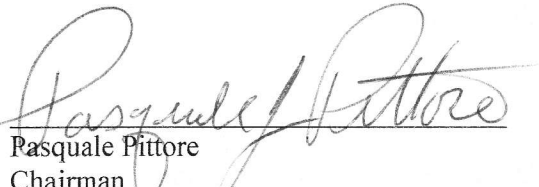
None

ADJOURNMENT


Phil Mackey made a motion to adjourn the meeting at 9:53 pm. Georg Hambach seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.
MOTION CARRIED.

Respectfully submitted,

January 29, 2015
Zoning Board of Adjustment Meeting



Pasquale Pittore
Chairman



Crystal Lawton
Administrative Officer

City of Lambertville
Zoning Board of Adjustment

2015 Meeting Schedule

PLEASE TAKE NOTICE that pursuant to N.J.S.A 10:4-6 et seq., the Zoning Board of Adjustment of the City of Lambertville, County of Hunterdon, State of New Jersey, has established their regular meeting schedule for 2015 as follows:

January 29, 2015
February 26, 2015
March 26, 2015
April 30, 2015
May 28, 2015
June 25, 2015
July 30, 2015
August 27, 2015
September 24, 2015
October 29, 2015
November & December Combined meetings

All meetings will be held at the Justice Center, 25 South Union Street, Lambertville beginning at 7:30 pm prevailing time unless announced otherwise.

2015 Official Newspapers

The official newspapers of the Zoning Board of Adjustment of the City of Lambertville are as followed:

The Beacon:	Weekly paper, released on Wednesday's
The Democrat:	Weekly paper, released on Thursday's
The Trenton Times:	Daily paper

The lead paper for the Planning Board is the Beacon.

2015 List of Professionals

Attorney:	William Shurts of Felter Cain & Shurts
Alternate Attorney:	Stewart Palilonis
Engineer:	Tom Cundy, Remington & Vernick
Planner:	Emily Goldman of Van Note Harvey
Board Secretary:	Crystal Lawton

van note - harvey

777 Alexander Road
Princeton, New Jersey 08540
609-987-2323 Fax: 609-987-0005

www.vannoteharvey.com



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January 26, 2015

construction@lambertvillenj.org

City of Lambertville – Zoning Board of Adjustment
18 York Street
Lambertville, NJ 08530-2093
Attention: Crystal Lawton, Secretary

RE: Planner Report #2
Minor Subdivision, Preliminary/Final Site Plan and Use Variance Request
Applicant: Spectrum Group, LLC
152 N. Union Street, Block 1011, Lot 11
VNHA #42365-300-31

Dear Crystal:

In accordance with the City's request, I have reviewed the above captioned application and submitted material, and offer the following observations and comments for the Zoning Board of Adjustment's information and consideration.

1.0 Materials Reviewed

I have reviewed the following materials for the preparation of this report:

- One (1) set of Architectural drawings prepared by Michael Burns Architects, last revised December 31, 2015, consisting of 8 sheets;
- One (1) set of Engineering drawings prepared by Bohren and Bohren Associates, Inc., last revised January 6, 2015, consisting of 4 sheets;
- One (1) copy of a Drainage Report prepared by Bohren and Bohren Associates, last revised January 8, 2014; and
- One (1) copy of a review letter prepared by Board Engineer, Tom Cundy, dated January 22, 2015.

Note that the revision date of the Drainage Report was most likely typed incorrectly and was intended to be January 8, 2015.

2.0 Overview and Variances

- 2.1 The property is located on Block 1011, Lot 11, known as 152 North Union Street, within the Residential 2 (R-2), Downtown Residential zoning district and is 12,026 square feet (0.28 acres) [per Sheet 1 of 4 of the Engineering Plans] in size. The property contains a 2 ½ -story building with four (4) apartments.
- 2.2 The Applicant proposes to subdivide the lot into two (2) lots known as Block 1011, Lot 11 (lot to remain) and Lot 11.01 (proposed). Per Sheet 1 of 4 of the Engineering Plans, Lot 11 shall be 8,056 square feet (0.19 acres) and Lot 11.01 shall be 3,970

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square feet (0.09 acres). Lot 11 does not meet the rear yard setback requirements (15 feet required; 0.89 feet provided), which is a pre-existing, non-conformance.

- 2.3 The Applicant is requesting Preliminary and Final Site Plan Approval to construct a 2 ½-story single family residential dwelling and an 8 ½-foot wide driveway on Lot 11.01.
- 2.4 Apartments are not permitted uses within the R-2 Zone. Therefore, the Applicant is requesting a Use Variance for the pre-existing, nonconforming apartment use within the existing structure on Lot 11.

3.0 Comments and Recommendations

I offer the following Minor Subdivision, Preliminary/Final Site Plan, and Use Variance Request comments:

- 3.1 **Lot Acreage.** The submission items indicate varying acreage amounts for the entire tract. Per Sheet 1 of 4 of the Engineering Plans, the Existing Lot is 12,026 square feet or 0.28 acres while on Sheet 2 of 8 of the Architectural Plans the Existing Lot is 7,115 square feet or 0.16 acres. Meanwhile, the DRCC Application (previously provided) indicates the total acreage of the tract is 0.138 acres and the HCPB application (previously provided) indicates the acreage of the entire tract is 0.138 acres and 0.163 acres. The Applicant should explain the discrepancies in the Lot size provided.
- 3.2 **Certified Property Owner's List.** The Certified Property Owner's List should be updated on Sheet 1 of 4 of the Engineering Plans to reflect the more current list provided by the City of Lambertville, as shown on Sheet 8 of 8 of the Architectural Plans. The Board Attorney shall ensure the appropriate list was noticed prior to the start of the Merits hearing.
- 3.3 **Owner Certification.** The Owner Certification on the Engineering Plans is not signed nor dated. The Applicant shall submit a new set of plans with the Owners Certification completed.
- 3.4 **Subdivision.** The Project is in compliance with Section 513.1 General Requirements for Subdivision Layout.
- 3.5 **Residential 2 (R-2) Zone.** The R-2 Zone allows for single family detached dwelling structures. Accessory apartments are allowable conditional uses within the R-2 zone. However, the structure on Lot 11 contains four (4) apartments which are considered the Principal Use; and therefore are not permitted. As such, the Applicant shall require a Use Variance, as detailed below.

The Area, Yard, Height and Coverage requirement tables on both the Engineering Plans and the Architectural plans do not include the area of the lots within the road right-of-way within the minimum lot area calculation. The Applicant should update the Area, Yard, Height and Coverage requirements tables on both the Engineering Plans and the Architectural Plans to calculate the Minimum Lot Area for each lot calculated from the Right-of-Way Line from the Centerline (25 feet).

Lot 11 (lot to remain) requires a bulk variance for a side yard setback (5 ft. required, 0.89 ft. provided), which is a pre-existing non-conformance that can be approved without any detriment to the public or the zoning ordinance.

- 3.6 **Parking Standards.** The Applicant should make sure adequate parking is provided. Per the Residential Site Improvement Standards (RSIS), a three (3) bedroom unit requires 2.4 parking spaces. As such, the Applicant must provide three (3) parking spaces. Sheet 2 of 4 of the Engineering Plans indicates that two (2) parking spaces shall be provided within the proposed driveway. As such, the Applicant requires a Parking Variance for one (1) parking space.

- 3.7 **Driveway Standards.** The Applicant is proposing an 8.5 foot wide driveway. Per the Driveway Standards at Section 509.11, the minimum width allowable for a single and two-family residential use is 9.0 feet. Deviations from the performance and design standards of Article V shall be considered as exceptions. As such, the Applicant requires an exception from the Driveway Standards, Section 509.11 for minimum driveway width.

The Proposed Driveway is 1.5 feet from the side lot line. Per Section 509.11, the minimum distance from the side lot line is 3 feet. Therefore, the Applicant requires an Exception from the Driveway Standards, Section 509.11 for minimum distance from side lot line.

Approval from City Council is required for the proposed curb cut. The Applicant shall provide evidence of approval for the curb cut as a condition of approval.

- 3.8 **Design Guidelines.** The Applicant should provide testimony and evidence that the Project complies with Chapter 5 – Building Design of the Lambertville Design Guidelines, dated September 2, 2009.

- 3.9 **Utilities.** Sheet 2 of 4 in the Engineering plan set identifies the proposed water, sewer, and gas service lines. The Applicant should identify the proposed electric service line to Lot 11.01.

It appears that at least one (1) electrical line serving the structure on Lot 11 will be in conflict with the proposed dwelling on Lot 11.01. The Applicant should address the electrical service to both structures and identify any easements that may be necessary.

- 3.10 **Stormwater Management.** To comply with the City's Stormwater Ordinance, Lot 11.01 will collect and discharge the stormwater runoff generated from the roof into a drywell in the front yard. Runoff from all other areas (lawn, driveway, brick walks) will flow uncontrolled into N. Union Street. I will defer to comments from the Board Engineer, Thomas Cundy, regarding proposed stormwater management measures.

- 3.11 **Use Variance.** As stated above, a use variance is required because the existing apartment use on Lot 11 is not permitted in the R-2 residential zone. The applicant should identify when the single family dwelling was converted to apartments and provide testimony per Section 601 Standards for Grant of Variance.

- 3.12 **Standards for Granting a Variance.** Per the N.J.S.A. 40:55D-70(d) and Section 601 of the Zoning Ordinance, the applicant has the burden of demonstrating 'Special

Reasons' for granting the variances as well as offering an 'enhanced quality of proof' which states that the variances are not inconsistent with the intent and purpose of the Master Plan and Zoning Ordinance (Positive Criteria). The applicant should also demonstrate that the requested relief can be granted without detriment to the public good and will not impair the intent and purpose of the Zone Plan and Zoning Ordinance (Negative Criteria).

4.0 Relief Required

The following relief is required for this application:

- Bulk Variance for existing, nonconformities for Lot 11;
- Use Variance for the apartment use;
- Parking Variance for one (1) parking space;
- Exception for the undersized driveway width;
- Exception for the driveway's minimum width from the side lot line

The Applicant shall provide Professional Planning testimony regarding the above variance and exceptions required.

5.0 Conditions of Approval

- 5.1 **Residential Development Fee.** Per Ordinances 2009-07 and 2009-13, a Residential Development fee of one and half percent of the equalized value shall be imposed provided no increased density is permitted. The fees collected shall be used for the sole purpose of providing low- and moderate-income housing. Fifty percent of the development fee shall be collected at the time of the issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy.
- 5.2 **Curb Cut.** City Council shall approve the proposed curb cut for the driveway on proposed Lot 11.01. Evidence of City Council approval for the curb cut shall be a condition of approval.
- 5.3 **Agency Approvals.** The Applicant shall provide evidence that approvals were received from outside agencies, including but not limited to:
 - Delaware and Raritan Canal Commission;
 - Hunterdon County Planning Board;
 - Hunterdon Soil Conservation District; and
 - Lambertville City Council.

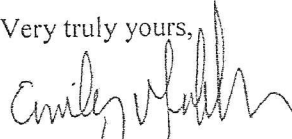
City of Lambertville

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January 26, 2015

I will be in attendance at the January 29th meeting to review the application for Completeness and may have additional comments at that time. Should you have any questions regarding this report, please contact me at your convenience.

Very truly yours,



Emily R. Goldman, PP, AICP
City Planner

ERG/dr

Y:\VNH\DATA\PROJECTS\42365\CORRESPONDENCE\PLANNER REPORT 2.DOC

cc: Lambertville Zoning Board of Adjustment
William Shurts, Esq., Board Attorney (fcslegal@netcarrier.com)
Thomas Cundy, P.E., Board Engineer (thomas.cundey@rve.com)
Ken Rogers, Construction Code Official (korcon@comcast.net)
Spectrum Groups, LLC, Applicant (George@spltd.com)
Richard Mongelli, Esq., Applicant's Attorney (rich@mongellilaw.com)
Michael Burns, AIA, PP, Michael Burns Architects (Michael@michaelburnsarchitects.com)

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(201) 624-2136 (fax)

January 22, 2015

City of Lambertville
Zoning Board of Adjustment
18 York Street
Lambertville, NJ 08530-2093

Attention: Crystal Lawton, Secretary

Re: Use Variance, Minor Subdivision and Preliminary/Final Site Plan
Spectrum Groups, LLC
152 North Union Street
Block 1011, Lots 11 and 11.01
Our file #10-17-Z-013

Dear Board Members:

We have received a Use Variance, Minor Subdivision, and Preliminary/Final Site Plan submission, received on January 20, 2015, consisting of the following:

Sheet	Title	Date	Latest Revised Date
1 of 4	Minor Subdivision of Land	07-14	01-06-15
2 of 4	Site and Grading Plan	10-14	01-08-15
3 of 4	Soil Erosion and Sediment Control Plan	07-14	01-08-15
4 of 4	Construction Details	10-14	01-08-15
1 of 8	Existing Site Plan, Zoning Map, Location Map	10-15-14	12-31-14
2 of 8	Proposed Site Plan, Existing Zoning Schedule, Proposed Zone Schedule, Driveway Edge Details	10-15-14	12-31-14
3 of 8	Proposed Landscape Plan, Landscape Schedule, Planting Details, Fence Detail	10-15-14	12-31-14
4 of 8	Proposed Floor Plans	10-15-14	12-31-14
5 of 8	Proposed Elevations	10-15-14	12-31-14
6 of 8	Existing Conditions, Photographs	10-15-14	12-31-14

t:\municipal\lambertville\z013 spectrum groups, llc\review 2.doc

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Sheet	Title	Date	Latest Revised Date
7 of 8	Proposed Street Rendering	10-15-14	12-31-14
8 of 8	List of Property Owners	10-15-14	12-31-14
----	Drainage Report	10-10-14	01-08-15

Sheet 1 of 4 was prepared, signed, and sealed by Ryan G. Warford, P.L.S., Bohren and Bohren Associates, Inc., Liberty Court, Suite 800, 260 Highway 202-31, Flemington, New Jersey 08822, (908) 782-3212.

Sheets 2 of 4 through 4 of 4 and Drainage Report were prepared, signed, and sealed by Eric Rupnarain, P.E., Bohren and Bohren Associates, Inc.

Sheets 1 of 8 through 8 of 8 were prepared, signed, and sealed by Michael Burns, R.A., Michael Burns Architects at the Franklin Street Hotel, 19 North Franklin Street, Lambertville, New Jersey 08530, (609) 397-5508.

I. GENERAL INFORMATION

Applicant/Owner: Spectrum Groups, LLC
1 Colonial Court
Skillman, NJ 08558
(609) 466-7737

Proposal: The application is to subdivide existing Lot 11 into two (2) lots, leaving the existing structure containing four (4) apartments on the corner lot and constructing a single-family detached dwelling on the newly created lot.

Zoning: R-2

II. SUBMISSION INFORMATION

The applicant was deemed complete at the December 11, 2014 meeting.

III. PERFORMANCE STANDARDS

A. Minor Subdivision

The new lot meets all area and yard zoning requirements. The remainder lot with the existing dwelling does not meet the rear yard setback requirement. The required rear yard setback is fifteen (15) feet and the setback is 0.89 feet. This is a pre-existing non-conformance that is not aggravated by the minor subdivision, therefore, we would support the granting of this variance.

B. Site Plan

1. The site plan shows the existing dwelling to remain "as is" on the corner lot and a new 2 1/2 story dwelling to be built on the newly created interior lot. The new house complies with all the yard setback requirements.
2. The new house is being designed with a drywell system in the front yard of the house. The drywell will hold the runoff from the roof. The rest of the stormwater will go to the street and will be a negligible amount.
3. The elevation of the pipe into the drywell chamber is incorrect in the drywell detail. The elevation of the open end in the sediment tank should be shown.
4. The site plan indicates that the driveway will be constructed with gravel. The ordinance states in Section 509.12 that "all driveways shall be surfaced with bituminous concrete or Portland cement concrete". The ordinance goes on to say that for parking spaces of less than ten (10) spaces serving non-retail use that the approving authority may approve an alternate porous material. The Board should decide if gravel is an allowable alternative.
5. Driveway apron details must be added to the plans. Please note that in the area of the driveway the existing sidewalk must be removed and replaced with thicker sidewalk (6" minimum) to withstand vehicle loading.
6. The applicant is proposing a 8.5 foot wide driveway where a 9 foot driveway is required by ordinance. In addition, the plans indicate a 1.5 foot distance from the driveway edge to the side lot line where a 3 foot distance is required by ordinance.

7. The top of curb width should indicate that it is to "meet existing", instead of the indicated six (6) inch width.
8. The applicant will require road opening permits from the City for the water, sewer, and gas utility trenches in North Union Street that will be required for the proposed dwelling on Lot 11.01.
9. The plans indicate that the existing overhead electric line leading to the existing house on Lot 11 encroaches on proposed Lot 11.01. Testimony is required on this and the proposed electric service location on both properties.
10. A use variance is required due to the existing structure on Lot 11 that contains four (4) apartments as a principal use which is not permitted in the R-2 zone. We defer to the Board Planner in regards to the use variance.

IV. SUMMARY OF EXCEPTIONS AND WAIVERS

Exceptions: Section 404.2 - Use variance
Section 404.5 - Rear yard, pre-existing non-conformance (Lot 11)
Section 509.11 - Driveway width
Section 509.11 - Driveway offset to side lot line

Waivers: None

If you have any questions concerning the above, please do not hesitate to call.

Sincerely yours,

REMINGTON, VERNICK & ARANGO ENGINEERS, INC.

Thomas E. Cundey

Thomas E. Cundey, P.E., C.M.E.

TEC/mcb

cc: Spectrum Groups, LLC; Ryan Warford, P.L.S.; Eric Rupnarain, P.E.; Michael Burns, R.A.; Richard Mongelli, Esq.; William Shurts, Esq.; Emily Goldman, P.P.; Ken Rodgers, Construction Code Official



YOUR GOALS. OUR MISSION.

January 8, 2015

Ms. Crystal Lawton
Planning Secretary, City of Lambertville
18 York Street
Lambertville, NJ 08530

RE: Plan Review
Block 1048, Lot 45.03
City of Lambertville, Hunterdon County, New Jersey
Our Project Number LAMB-I0060

Dear Ms. Lawton:

It is our understanding that the applicant for a project at the above referenced property has submitted plans for consideration by the Planning Board and/or Board of Adjustment. Further, we understand that the applicant may be proposing improvements within the right-of-way of South Franklin Street, including a connection to the City's stormwater collection and conveyance system.

Please note that the following comments are solely for use in providing direction with respect to impacts to City infrastructure and all determinations with respect to the Code are deferred to the Planning Board and/or Board of Adjustment. The plans will be reviewed following the submission of the required documents to the City Engineer's office and the following comments are to provide the applicant guidance in their preparation:

CHAPTER XIV- STREETS AND SIDEWALKS

<u>Section</u>	<u>Description</u>
1. 14-1.2	The applicant must submit a plot plan, diagram or drawing, setting forth the exact location, nature and extent of any proposed street opening to be made together with a statement of the purpose or purposes thereof. Such plans must provide all information required by Zoning Ordinance Section 516.5.
2. 14-1.3	This application is for a project on a street that was the subject of a reconstruction project within the past five (5) years. Disturbance to the cartway of South Franklin is not recommended, and would require the applicant to comply with any requirements of the City Engineer and the Public Works Director and to post a maintenance bond guaranteeing the work for a period of two (2) years.



Ms. Crystal Lawton

January 8, 2015

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LAMB-I0060

ZONING ORDINANCE

3. 600.6(J) This section of the ordinance states that emphasis shall be given on the adequacy of existing stormwater systems and the need for improvements, both on and off site to adequately provide for the development's needs. Any plans to connect to the City's stormwater collection and conveyance systems must be accompanied by calculations which demonstrate that the existing system is able to accommodate the quantity and quality of flow generated from the site. A narrative and/or calculations must be provided which address these concerns.

CODE OF THE BOARD OF HEALTH

4. BH:2-2 It shall be unlawful to place, throw or dump, or allow to be placed, thrown or dumped, any garbage, rubbish, offal or other offensive or injurious material of any kind in any well, spring, ditch, stream, creek or canal in the City. Any plans to connect to the City's stormwater collection and conveyance systems must demonstrate how the applicant intends to ensure and protect the quality of stormwater runoff discharging into the system.

ADDITIONAL COMMENTS

5. The applicant must obtain the review and approval of the Delaware and Raritan Canal Commission.

Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Very truly yours,
T&M ASSOCIATES

Krista L. Heinrich, PE, LEED-AP
Lambertville City Engineer

c: Ms. Cynthia L. Ege CMR, RMC – City Clerk