

**ZONING BOARD OF ADJUSTMENT  
CITY OF LAMBERTVILLE  
REGULAR MEETING MINUTES**

Thursday, April 28, 2016

The meeting was called to order by alternate Board Attorney, Stewart Palilonis, 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, Fred Eisinger, Georg Hambach, Kate Dunn, John Woods, Marcus Rayner, Cullen McAuliffe and Scott Consoli.

Absent: Jane Wesby.

Also Present: Board Attorney, Stewart Palilonis, Board Planner, Emily Goldman and Board Engineer Tom Cundy were also present at the meeting.

**APPROVAL OF MINUTES – March 31, 2016**

Georg Hambach made a motion to approve the March 31, 2016 meeting minutes, as submitted. Fred Eisinger seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. John Woods and Cullen McAuliffe were abstained from voting.  
MOTION CARRIED.

**COMPLETENESS HEARING – Use Variance**

**Lua Trading, LLC  
17 South Main Street  
Block 1045 Lot 16**

Neither the applicant nor its representatives were present at the meeting.

The applicant and its representative advised Mr. Palilonis that they had received the Board Professionals review letters and were willing to comply with the items listed and would provide the site plan and interior drawings ten days prior to the scheduled meeting on May 26, 2016 in order to be on the agenda for a public hearing.

The Board took action and voted on the completeness as conditional subject to the required submittals.

Georg Hambach made a motion to grant a conditional completeness pending the submittal of additional documents. Fred Eisinger seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

**COMPLETENESS HEARING – Use Variance**

**Fisherman's Mark  
37 South Main Street  
Block 1045 Lot 21**

Michael Burns presented a power point presentation showing that there are a total of 39 residential properties within the vicinity of this property and of that, 28 are multi-family units.

The parking requirement for the original single family dwelling with three bedrooms would be two parking spaces and the requirement for the use of storage would require eight parking spaces.

Since neither the Board nor the applicant could determine the amount of bedrooms that were in the original dwelling, it was determined by the Board Planner, Emily Goldman that the Board can assume it was a four bedroom home and therefore would require 2.5 parking spaces.

The Board was in agreement to accept this, leaving the amount of parking spaces needed at three. The applicant will require a variance for those three parking spaces, since there are no available parking spaces on the premises.

Mr. Burns stated that there is no requirement for an exterior fire escape for this property. He also advised the Board that the interior staircase will be fire rated and comply with all UCC building codes. However, there is also no requirement to meet the barrier free requirements.

The rear portion of the property is in need of repair and that will be accomplished at the time of the interior renovations.

Mr. Pittore opened the meeting up to public comment. There was only one member from the public present. Barbara Conklin was present on behalf of the St. Andrews Church. She stated that the proposed project poses a hardship on the church parishioners. She also stated that the parking as it exists now is difficult to deal with and the new project will only make that worse.

Ms. Conklin also stated that she is worried about losing church members if this project were to be approved.

#### **Use Variance**

John Woods made a motion to grant the Use Variance. Georg Hambach seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kate Dunn abstained from voting.  
MOTION CARRIED.

#### **Bulk Variance – Existing Lot Coverage & Side Yard Conditions**

Marcus Rayner made a motion to grant the Bulk Variance for the preexisting, non-conforming conditions. Georg Hambach seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kate Dunn was abstained from voting.  
MOTION CARRIED.

#### **Parking Variance**

John Woods made a motion to grant the Parking Variance for three spaces. Marcus Rayner seconded the motion. A roll call vote was taken by all members present with a

majority of the members voting unanimously. One member voted nay and Kate Dunn was abstained from voting.  
MOTION CARRIED.

**Site Plan Waiver**

Marcus Rayner made a motion to grant the Site Plan Waiver request since there were no exterior changes proposed. John Woods seconded the motion. A unanimous roll call vote was taken by all members present. Kate Dunn was abstained from voting.  
MOTION CARRIED.

**PUBLIC HEARING**

**Woodrose Properties  
63 Bridge Street  
Block 1042 Lot 29**

Emily Goldman had a conflict and was unable to continue work on this project. The City Council is holding a special meeting to appoint an alternate planner, Bob Perry, from Remington & Vernick.

Mr. Perry did not receive the information in time to conduct a review, therefore the application was carried until our May 26, 2016 meeting. No further notices will be required.

Kate Dunn made a motion to carry the public hearing for Woodrose Properties until the May 26, 2016 meeting. Fred Eisinger seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

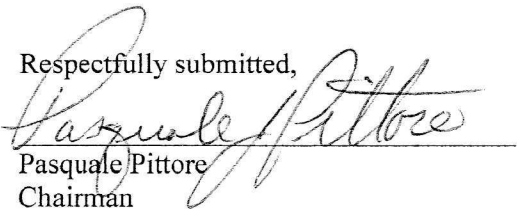
**PAYMENT OF BILLS**

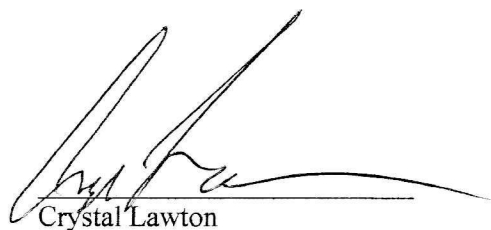
Fred Eisinger made a motion to pay bills, so long as funding was available. Georg Hambach seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

**ADJOURNMENT**

Fred Eisinger made a motion to adjourn the meeting at 8:48 pm. Marcus Rayner seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.  
MOTION CARRIED.

Respectfully submitted,

  
Pasquale Pittore  
Chairman

  
Crystal Lawton  
Administrative Officer