

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

Wednesday, November 30, 2017

The meeting was called to order Board Chairman, 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: Fred Eisinger, Georg Hambach, Kate Dunn, John Woods, Scott Consoli, Pat Pittore and Madeline Urbish. Jane Wesby.

Absent: Marcus Rayner.

Also Present: Board Attorney Stewart Palilonis, Board Engineer, Tom Cundy and Board Planner, Emily Goldman.

APPROVAL OF MINUTES – October 26, 2017

Georg Hambach made a motion to approve the October 26, 2017 minutes, as submitted. Fred Eisinger seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Madeline Urbish was abstained from voting.
MOTION CARRIED.

PUBLIC HEARING – Use Variance and Site Plan Waiver

59 North Union Street
Block 1030 Lot 3
Team JSK, LLC

An application was submitted to the Board for a Use Variance and Site Plan Waiver.

Mr. Palilonis advised the Board members that the notices were satisfactory and the Board has jurisdiction to hear this application

Presently the property has two apartment units and one commercial space. Mr. Joe Caprio, who was sworn in as a witness, purchased the property and would like to convert the commercial space to residential.

The structure was originally built as a single family home with a section used as a home occupancy. There are no records as to when the building was converted to a mixed use with apartments.

The area in which they are seeking approval to convert already has an existing kitchen and full bathroom. So there will be minimal interior alterations required. There are no exterior changes proposed at this time.

Mr. Caprio stated that there is a need for additional apartments within the City and because of the location of the building; it would make it difficult for a new business to relocate here.

There is no on-site parking and the applicant is not proposing any parking spots. The RSIS standard requirement is 2 parking spaces however, there is a zero increase in parking requirements with this change of use.

There are several bulk variances that the applicant requires, minimum lot size, minimum building coverage and minimum rear and side yard setbacks. Since the building is existing and the applicant is not proposing any alterations to the structure, these three issues are pre-existing non-conforming.

Use Variance

Georg Hambach made a motion to approve the Use Variance, as submitted. John Woods seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kate Dunn was recused from voting.

MOTION CARRIED.

Site Plan Waiver, Parking Variance and Bulk Variance

Georg Hambach made a motion to grant the waiver and variances, as discussed. Fred Eisinger seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kate Dunn was recused from voting.

MOTION CARRIED.

PUBLIC HEARING – Use Variance and Site Plan Waiver

7 Lambert Lane

Block 1033 Lot 5

William Dean Properties, LLC

An application to covert an existing mixed use building from commercial space on the first and second levels to residential on the second and third levels. This property is located in the Central Business District of the City.

Currently the commercial space is located on the first level and the second level. The proposed changes would allow for the second and third levels to become residential space and the first level to remain commercial.

Mr. Palilonis advised the Board members that the notices were satisfactory and the Board has jurisdiction to hear this application.

There is no on-site parking available and the applicant is not proposing any. With the proposed changes, the parking is decreasing.

Use Variance, D-Variance

Georg Hambach made a motion to approve the variances, as submitted. Jane Wesby seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

Parking Waiver, Site Plan Waiver and Flood Condition

Georg Hambach made a motion to grant the waivers and condition, as submitted. Jane Wesby 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. John Woods seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

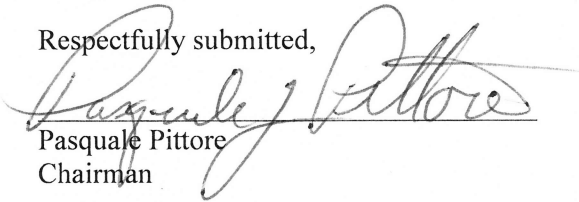
MOTION CARRIED.

ADJOURNMENT

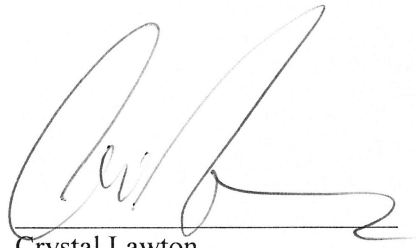
Georg Hambach made a motion to adjourn the meeting at 9:07 pm. John Woods seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.

MOTION CARRIED.

Respectfully submitted,



Pasquale Pittore
Chairman



Crystal Lawton
Administrative Officer