

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

Wednesday, April 26, 2018

The meeting was called to order by Board Chairman Pasquale Pittore, 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, Kate Dunn, John Woods, Marcus Rayner, Pat Pittore.

Absent: Georg Hambach, Jane Wesby, Scott Consoli, Maddy Urbish

Also Present: Board Attorney, Stewart Palilonis, Board Planner Emily Goldman and Board Engineer Paul LaPierre.

**APPROVAL OF MINUTES**

**March 29, 2018**

Marcus Rayner made a motion to approve the meeting minutes, 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 abstained from voting.

**MOTION CARRIED.**

**COMPLETENESS**

Variance

52 Buttonwood Street  
Block 1007 Lot 14  
Donna & Alex Grushow

An application was submitted for the reconstruction of a carriage house that was destroyed in a fire in 2017. The structure was located in the rear of the property at 52 Buttonwood Street.

The original structure was approximately 100 years old.

The applicant is proposing the same with as the prior structure however the height and length of the structure will increase.

The new structure will have electricity but will not have any plumbing.

John Woods made a motion to deem the application complete. Fred Eisinger seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

**MOTION CARRIED.**

**PUBLIC HEARING**

Variance & Site Plan Waiver  
32 Ferry Street  
Block 1042 Lot 17  
Harry Young

Mr. Michael Burns, the applicant's architect and Mr. Harry Young, the property owner, were both present at the meeting.

An application was submitted for approval to create a second level deck to the rear of the property at 32 Ferry Street.

Currently, there is an existing trellis. The applicant intends to use the existing columns and header to construct the proposed deck. A new side deck is also proposed over the one story existing level.

The existing window will be replaced with a door for access to the rooftop deck.

The owner, Mr. Harry Young has met with the surrounding neighbors prior to this public hearing. He stated that there were no issues with the project.

The property is located in the flood zone however; this project will have no effect on the flood regulations.

The existing lot is a pre-existing, non-conforming lot and the application is seeking a variance for the minimum side yard set-back, maximum lot coverage, lot width at the street and lot width at the building line.

Marcus Rayner made a motion to approve the application, 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 recused himself from this application, as he lives within the area of the applicant.

MOTION CARRIED.

**PUBLIC HEARING**

Steep Slope Disturbance  
184 York Street  
Block 1002 Lot 78  
James McHenry

Present at the meeting was the property owner, James McHenry and his architect, Gary O'Connor.

The existing property has been vacant for several years and is in the middle of renovations.

The property has two side yards and no rear yard and the building sits directly on the property line.

The porch, which has since been removed, original was located in the ROW. Construction in the ROW requires approval from the Governing Body. The applicant has removed this proposal at this time and is not seeking approval to build in the ROW at this time.

The date of the structure is unknown however the one-story addition was constructed in 1940. The applicant intends to build an addition over this one-story structure.

The main entrance door will be relocated and the applicant will make all efforts possible to salvage or restore the existing stone wall during construction.

To the right of the structure, Mr. McHenry intends to construct a new garage. This area currently has an existing curb cut and that will be utilizing that for the new garage.

Since the property is located in the steep slope area and the work on this property will disturb the slope, the applicant is required to obtain a Steep Slope Variance approval. All disturbances will be replaced once construction has been completed.

There is a Japanese maple tree in front of the dwelling. The applicant intends to remove this tree and if possible, replant it somewhere on the property.

The existing retaining wall will be reconstructed due to the amount of deterioration. New drainage will be incorporated within the retaining wall to help with run-off.

Additional gooseneck lighting is to be installed and will be facing downward.

Paul Rotondi, the neighbor that lives next door to the proposed project stated that the on this portion of York Street has been updated over the years and that he has not experienced any water run-off from the steep slopes. He is very much in favor of this project and supports Mr. McHenry in his efforts to restore a historic building.

A variance is needed for the Steep Slope Disturbance, two side yard set-backs, front-yard set-back, and front-yard expansion for the proposed garage. The applicant also needs a Design Exception for the width of the driveway. The requirement is a maximum of 12 feet. The proposed driveway is going to increase from 20 feet to 22 feet.

Kate Dunn made a motion to grant all variances requested and listed above. John Woods seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

**MOTION CARRIED.**

John Woods made a motion to grant the Exception from the Design Guidelines with regards to the width of the driveway. Kate Dunn seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

**MOTION CARRIED.**

John Woods made a motion to deem the application complete with a note stating that the construction in the right of way was eliminated from this decision. Marcus Rayner seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

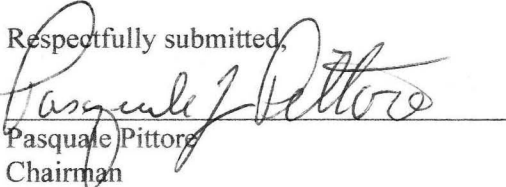
**PAYMENT OF BILLS**

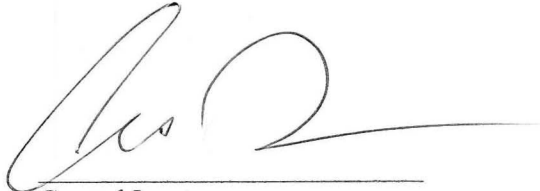
Marcus Rayner made a motion to pay bills, so long as funding was available. Fred Eisinger seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

**ADJOURNMENT**

Marcus Rayner made a motion to adjourn the meeting at 9:10 pm Fred Eisinger 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