

**PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES**

Wednesday, November 2, 2016

The meeting was called to order by 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: Mayor DelVecchio, Steve Stegman, Dave Morgan, Ken Roger, Glenn Davis, Michael Biase, Jane Rosenblatt and Paul Kuhl.

Absent: Derek Roseman, John Miller and Filomena Hengst.

Also Present: Attorney Timothy Korzun, Board Engineer Bob Clerico and Board Planner Emily Goldman were present at the meeting.

APPROVAL OF MINUTES – October 5, 2016

Dave Morgan made a motion to approve the October 5, 2016 meeting minutes, as submitted. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Ken Rogers, Glenn Davis and Michael were abstained from voting.

MOTION CARRIED.

PUBLIC HEARING – MINOR SUBDIVISION

Funk n' Junk
17-19 North Franklin Street
Block 1073 Lot 4

Chris Costa, the applicant's attorney, Gary O'Connor, the applicants architect and the property owner Kim LaPierre. Also in attendance was the applicant's engineer, Eric Rupnarain.

Additional changes were made to the original plans for this application and distributed to the Board members and its Professionals. The changes made do not affect the footprint of the buildings.

The proposed garages have been eliminated and the height of the building has been lowered. By eliminating the garages, the applicant is maintaining two on street parking spaces.

The applicant has agreed to designate three parking spaces on block 1076 lot 4. These spaces will be marked with signs and will be available at all times.

The proposed material on the entire building will be hardy-plank.
It was brought to the attention of the board that he applicant will need to submit revised plans to the Lambertville Historic Preservation Commission for approval.

The previous plans showed the first level as a recreation room. The plans have since been revised and the lower level will now have the kitchen and living space.

Also, on the interior of the structures, the mezzanine has been removed and the windows have been modified.

Windows are not permitted on the sides of the structure due to UCC requirements.

The applicant has agreed to meet with Emily Goldman to discuss items listed in her review letter.

Variance for Lot Size:

Dave Morgan made a motion to grant the variance for the lot size, as it is impossible to meet the requirements of the ordinance. Michael Biase seconded the motion. A roll call vote in favor of the motion was taken by all members present.

Motion Carried. Aye: 7 Nays: 1

Approval of Major Subdivision:

Dave Morgan made a motion to approve the Major Subdivision application for block 1076 lot 4 and 4.01. Glenn Davis seconded the motion. A roll call vote in favor of the motion was taken by all members present.

Motion Carried. Aye: 8 Nays: 0

Off Street Parking Variance:

Glenn Davis made a motion to grant the off five street parking spaces. David Morgan seconded the motion. A roll call vote in favor of the motion was taken by all members present.

Motion Carried. Aye: 8 Nays: 1

Revision of Previous Parking Variance for Lot 5 – Resolution # 6-2016:

The original approval in Resolution 6-2016 stated that Lot 5 would have a dedicated three parking spaces, however, after much discussion, the applicant agreed to provide two additional spaces on Lot 5 that will be marked and available at all times.

Dave Morgan made a motion to grant this revision to Lot 5. Steve Stegman seconded the motion. A roll call vote in favor of the motion was taken by all members present.

Motion Carried. Aye: 8 Nays: 1

Exception for Exterior Wall:

Dave Morgan made a motion to grant this exception. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

Motion Carried.

Conditions – Cross Easement, Amendment to Lot 5 and approval from the HPC

Steve Stegman made a motion to grant this condition. Dave Morgan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

Motion Carried.

PUBLIC HEARING

Woodrose Properties
6-8 North Union Street
Block 1039 Lot 5

Richard Mongelli, the applicant's attorney, was present at the meeting. Also in attendance were Michael Burns and Courtney Haviland.

The application was marked into the record as exhibit A-1 and the power point presentation by Michael Burns' office was marked as exhibit A-2.

An application was submitted for a Variance and Conditional Use approval. The property, formally Broadmoor Antiques, is currently vacant.

Originally the property was a meat market, although the time is unknown. From 1979 through 1983 there was a restaurant. In 1983 it was a gallery and from 1995 through 2016 it was an antique store that occupied both the first and second floors.

The new proposal is for a restaurant, with 48 seats, on the first floor and a two bedroom apartment on the second floor.

There are proposed changes to the front of the building. The applicant is seeking approval to remove the existing façade and replace it with wooden bi-fold doors. This will allow for the feeling of outdoor dining during the nice weather.

Mr. Steve Stegman stated that the changes would not comply with the City's Design Guidelines and felt that such a change would affect the historic nature of the building.

An application was submitted to the Historical Preservation Commission and a letter of approval was provided for the changes.

The property currently does not have any off street parking and there is no way to provide any off street parking. However, Mr. Burns stated that there are five grandfathered parking spaces and an additional sixteen spaces available in a parking lot located on North Union Street.

The Board members and the applicant both agreed to carry the public hearing until the December 7, 2016 Planning Board meeting. No further notices are required.

PAYMENT OF BILLS

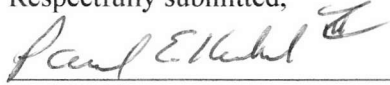
Steve Stegman made a motion to pay bills, so long as funding was available. Ken Rogers seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

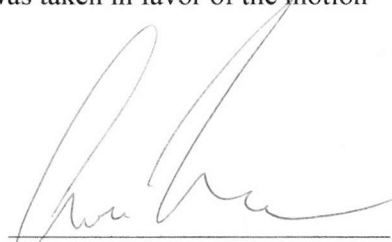
November 2, 2016
Planning Board Meeting

David Morgan made a motion to adjourn the meeting at 10:08 pm. Glenn Davis 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