

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

Wednesday, March 2, 2016

The meeting was called to order by Paul Kuhl, at 7:11 p.m. with a statement of compliance with the Open Public Meetings Act.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Paul Kuhl, Mayor DeVecchio, Steve Stegman, John Miller, Derek Roseman, Ken Rogers and Jane Rosenblatt.

Absent: Dave Morgan, Glenn Davis, Michael Biase and Filomena Hengst.

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

APPROVAL OF MINUTES – January 6, 2016

Derek Roseman made a motion to approve the January 6, 2016 meeting minutes, as submitted. John Miller seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Ken Rogers was abstained from voting.
MOTION CARRIED.

OATHS OF OFFICE

Mr. Korzun swore in Kenneth Rogers as a Class II Board member.

COMPLETENESS – MINOR SUBDIVISION

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

Mr. Korzun advised the Board members that there may be jurisdictional issues with this application that will need to be sorted out before the application can be deemed complete and continue at the Planning Board. However, the applicant requested to continue with the completeness determination at the meeting in order to get the outstanding issues partially resolved.

Exhibits: A-1 Application, A-2 Plans labeled "Addition & Alterations", A-3 Plans labeled "Proposed Semi-Detached Dwelling", A-4 Site Plan, A-5 Letter from Historical Commission, A-6 Zoning Permit, A-7 Board Engineer review letter, A-8 letter from the Delaware and Raritan Canal Commission, A-9 Letter from the Hunterdon County Planning Board, A-10 Letter from the Hunterdon County Soil Conservation.

Christopher Costa, the applicant's Attorney, was present at the meeting. Also in attendance was Gary O'Connor, the applicant's architect.

The application before the Planning Board is for a minor subdivision for lots 4 and 4.01 and lot 5.

The property located on lot 5 consists of a commercial use on the first level and the second and third floor is an apartment, occupied by the property owners. This is considered a pre-existing, non-conforming use and any expansion of the residential portion of the building is not permitted.

The Board Engineer, Mr. Clerico, prepared a review letter dated February 23, 2016, lists several incomplete issues that the applicant must address.

Mr. O'Connor was sworn in by Mr. Korzun as an expert witness and went on to describe the alterations that the applicant is proposing.

An addition to the building located on lot 5 is proposed for commercial storage and the second level for the expansion of the residential kitchen.

A two-car garage is also proposed for all commercial vehicles. This request would require C-2 variance, parking variance and a bulk variance for the expansion of the commercial use. The applicant must prove to the Board the amount of parking spaces that are grandfathered with this property and the amount of spaces that are needed.

The applicant was advised to have the additional documents submitted to the Board Secretary and Professionals no later than March 23, 2016 in order to be on the agenda for the April 6, 2016 meeting. The applicant agreed to this.
NO ACTION WAS TAKEN.

CODIFICATION OF THE ZONING ORDINANCE

Emily Goldman advised the Board that the City is in the process of codifying the existing zoning ordinance. There were several suggested changes and updates to the ordinance to allow the City to comply with current laws and regulations and also to clarify the definition of some of the ordinances.

PAYMENT OF BILLS

Derek Roseman made a motion to pay bills, so long as funding was available. John Miller seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

Ken Rogers made a motion to adjourn the meeting at 8:29 pm. John Miller 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