

**PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Wednesday, April 6, 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: Paul Kuhl, Steve Stegman, Dave Morgan, John Miller, Derek Roseman, Ken Rogers, Glenn Davis and Jane Rosenblatt. Mayor DeVecchio joined the meeting at 7:05 pm and excused himself shortly. Filomena Hengst arrived at the meeting at 7:10 pm and stayed for the remainder.

Absent: Michael Biase

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

APPROVAL OF MINUTES – March 2, 2016

Derek Roseman made a motion to approve the March 2, 2016 meeting minutes, as submitted. Ken Rogers seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Dave Morgan and Glenn Davis were abstained from voting.
MOTION CARRIED.

OATHS OF OFFICE

Mr. Korzun swore in David Morgan as a Planning Board member.

COMPLETENESS – MINOR SUBDIVISION

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

The applicant submitted revised architectural drawings dated March 23, 2016 for the Board to review. Also submitted was a copy of the plans that the Zoning Officer, John Barczyk, approved for the addition on the existing building. It should be noted that Mr. Barczyk did not approve the proposed subdivision.

The purpose of the zoning permit submittal was to allow for windows to be installed on the property line of the new proposed dwellings. If the applicant were to follow through with this change, they would require a use variance because that lot is located in the C2 zone, which does not allow for residential use.

The applicant is willing to forgo this approach and relocate lot line and not do the addition. Therefore a bulk variance would be required, keep the application at the Planning Board for review instead of the Zoning Board of Adjustment for the use variance.

Revised plans will need to be submitted showing this change.

Jurisdiction

John Miller made a motion to affirm that the Planning Board has jurisdiction to hear this application, based on the agreement of the applicant to not construct the addition on the existing building. Derek Roseman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Dave Morgan and Glenn Davis were abstained from voting.

MOTION CARRIED.

Waivers from checklist #1

The Board reviewed Mr. Clerico's letter dated February 23, 2016 regarding the waivers in checklist number one. Waivers were granted for items 17e, 22 and 23. Conditional waivers were granted for items 7a and 29.

John Miller made a motion to grant the waivers and conditional waivers as discussed. Dave Morgan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Dave Morgan, Glenn Davis and Filomena Hengst were abstained from voting.

MOTION CARRIED.

Waivers from checklist # 4

Waivers were granted for items 17e, 18a, 18b, 23, 34a and 34 b. Conditional waivers were granted for items 25b and 33.

John Miller made a motion to grant the waivers and conditional waivers as discussed. Derek Roseman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Dave Morgan and Glenn Davis were abstained from voting.

MOTION CARRIED.

Completeness

Derek Roseman made a motion to deem the application complete pending the submittal of revised plans. Steve Stegman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Dave Morgan and Glenn Davis were abstained from voting.

MOTION CARRIED.

CODIFICATION OF THE ZONING ORDINANCE

Emily Goldman spoke briefly about the suggested changes to the Zoning Ordinance. There were several items that the Board felt needed to be changed and updated. Mr.s Goldman stated that those changes could be made and that the Board had to take action and recommend that the proposed changes be forward to the City Council for approval.

Steve Stegman made a motion to recommend the changes be sent before the City Council for review. Dave Morgan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

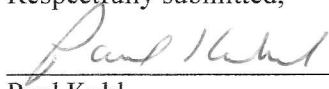
PAYMENT OF BILLS

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

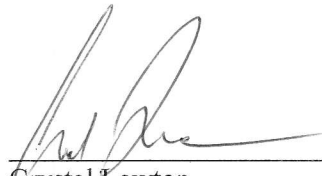
ADJOURNMENT

Dave Morgan made a motion to adjourn the meeting at 8:10 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

