

City of Lambertville
Planning Board
Regular & Re-Organization Meeting Minutes
Wednesday, January 4, 2017

The meeting was called to order by Board Attorney, Timothy Korzun 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: Derek Roseman, Steve Stegman, Dave Morgan, John Miller, Glenn Davis, Michael Biase, Jane Rosenblatt, Filomena Hengst, Paul Kuhl and Mayor DeVecchio

Absent: Ken Rogers.

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

APPROVAL OF MINUTES – November 2, 2016

Steve Stegman made a motion to approve the November 2, 2016 meeting minutes, as submitted. Dave Morgan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. John Miller and Filomena Hengst were abstained from voting.

MOTION CARRIED.

APPROVAL OF MINUTES – December 7, 2016

Dave Morgan made a motion to approve the December 7, 2016 minutes, with minor changes. Derek Roseman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. John Miller, Glenn Davis and Filomena Hengst were abstained from voting.

MOTION CARRIED.

OATHS OF OFFICE

Mr. Korzun administered the Oaths of Office to Steve Stegman, Paul Kuhl, John Miller and Filomena Hengst.

OFFICIAL MEETING SCHEUDLE FOR 2017

Michael Biase made a motion to approve the 2017 meeting schedule as submitted. Dave Morgan seconded the motion.

ELECTION OF BOARD CHAIRPERSON

Motion to Nominate Paul Kuhl as Board Chairman

Dave Morgan made a motion to nominate Paul Kuhl as the 2017 Planning Board Chairman for the City of Lambertville. Steve Stegman seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.
MOTION CARRIED.

Motion to Close Nominations for Board Chairman

Dave Morgan made a motion to close the nominations for Planning Board Chairman. Glenn Davis seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.
MOTION CARRIED.

ELECTION OF BOARD VICE CHAIRMAN

Motion to Nominate John Miller as Vice Chairman

Dave Morgan made a motion to nominate John Miller as the 2017 Planning Board Vice Chairman for the City of Lambertville. Steve Stegman seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.
MOTION CARRIED.

Motion to Close Nominations for Board Vice Chairman

Michael Biase made a motion to close nominations for the Board Vice Chairman. Glenn Davis seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.
MOTION CARRIED.

APPROVAL OF RESOLUTION – MAJOR SUBDIVISION

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

A draft copy of the resolution was distributed the Board members and the applicant for comments. Mr. Korzun has not yet heard back from the applicant and therefore no action was taken on the draft resolution.

No action was taken by the Board.

APPROVAL OF RESOLUTION – VARIANCE & CONDITIONAL USE

A draft copy of the resolution was distributed the Board members and the applicant for comments. Mr. Korzun has not yet heard back from the applicant and therefore no action was taken on the draft resolution.

No action was taken by the Board.

APPROVAL OF RESOLUTION – SITE PLAN WAIVER

Pittore & Stefanelli Partners
77 Bridge Street (1 South Main Street)
Block 1042 Lot 1

Mayor DelVecchio made a motion to approve resolution 1-2017 for a Site Plan Waiver, as submitted. Steve Stegman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Dave Morgan, John Miller and Glenn Davis were abstained from voting.

MOTION CARRIED.

SITE PLAN WAIVER

KTKB, LLC, Up in Smoke
12 North Main Street
Block 1075 Lot 7

The applicant, Karin Fialka, appeared at meeting with a copy of a parking agreement for three spaces. The location of the agreement is more than the allotted 600 feet.

The Board members advised Ms. Fialka that since she is an LLC, she must be presented by an attorney the next time she appears before the Board.

Additional testimony is required in order for the Board to take any action on this application. Ms. Fialka was advised to appear at our February 1, 2017 meeting.

No action was taken by the Board.

AMENDMENT TO SIGN ORDINANCE

A discussion ensued regarding possible changes to our existing sign ordinance. Mr. Korzun presented a draft of some possible changes for the Board to review.

It was determined that according to our existing Zoning Ordinance, the neon and illuminated signs are prohibited as the ordinance reads now. There was some discussion on making all neon and illuminated signs prohibited, but no action was taken on this subject.

COMPLETENESS & SITE PLAN WAIVER COMMITTEE

A discussion about the possibility of forming a Completeness Subcommittee ensued. This option gives Board members a chance to review the application prior to a schedule Board meeting and advise the applicant of any additional information that may be required.

There was also talk about forming a Site Plan Waiver Committee. This committee would consist of four board members and hopefully the Zoning Officer, Richard McManus. By creating this committee it was felt that a large burden on the applicant could be prevented.

No action was taken.

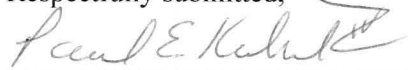
PAYMENT OF BILLS

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

ADJOURNMENT

Steve Stegman made a motion to adjourn the meeting at 8:25 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