

City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, June 6, 2018

The meeting was called to order by Board Chairman, 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: John Miller, Steve Stegman, Dave Morgan, Michelle Komie, Paul Kuhl, Mayor DeVecchio and Gina Fischetti.

Absent: Ken Rogers, Filomena Hengst Elaine Glisham and Michael Biase.

Also Present: Attorney Timothy Korzun Alternate Engineer Ian from VanCleeef and Board Planner Emily Goldman were present at the meeting.

APPROVAL OF MINUTES – May 2, 2018

John Miller made a motion to approve the minutes, as amended. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

PUBLIC HEARING – Conditional Use Variance

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

The City Planner, Emily Goldman, recused herself.

The applicant's attorney, Richard Mongelli, informed the board that the applicant leased two additional parking spaces from the City of Lambertville. John Miller stated that their testimony was that they would provide parking spaces on Bridge Street. Attorney Mongelli responded that they were unable to provide this and the alternative is to provide two off-site parking spaces. Mr. Mongelli stated that the parking spaces are within the area.

Mr. Miller commented that the parking spaces will need to be required as part of the approval.

Steve Stegman made a motion to approve the Use Variance conditioned upon the continuance of the leasing of two parking spaces at the Phillip L. Pittore Justice Center, noting that they cannot be leased or rented to any other entity for any other purpose. David Morgan seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. Michael Biase abstained from voting
MOTION CARRIED.

PUBLIC HEARING – Subdivision, Final Site Plan Approval

42 York Street
Block 1026 Lot 9
Weinstein

The public hearing for this applicant was a continuance from our May meeting.

It should be noted that the applicant had testimony from their Planner regarding this application.

VARIANCES

The applicant is seeking variances for the rear yard setback, bulk variances, no frontage on a public street

Steve Stegman made a motion to approve the variances requested. David Morgan seconded the motion. A unanimous roll call vote was taken in favor of the motion was taken by all members present.

MOTION CARRIED.

SITE PLAN APPROVAL

Steve Stegman made a motion to approve the site plan. John Miller seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

LANDSCAPE

David Morgan made a motion to approve the landscape design. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

SUBDIVISION

David Morgan made a motion to approve the application for a subdivision conditioned upon the filing of a covenant, which will be prepared by the Planning Board Attorney, Tim Korzun, that restricts the property from further subdivision; and requiring the filing of the application and payment of the fee for the City's residential development fee as outlined in the ordinance. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

PUBLIC HEARING – Minor Subdivision

17 Wilson Street
Block 1051 Lot 16.01
Fordyce

This public hearing was a continuance of our May meeting. It should be noted that Mayor DeVecchio left the building at the beginning of the hearing.

EXCEPTIONS:

Approval from exceptions to the design standards as outlined in the City Planner's memorandum (historic building elements, garage width, materials of the driveway, elevations) and number 9 of the Planning Board's Engineer's memorandum).

John Miller made a motion to approve the exceptions/waivers requested. David Morgan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

SUBDIVISION:

Steve Stegman made the motion to approve the subdivision. John Miller seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

SITE PLAN APPROVAL:

David Morgan made a motion to approve the site plan subject to the filing of and payment for the residential development fees as outlined in the City's ordinance. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

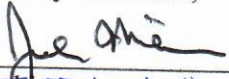
PAYMENT OF BILLS

Michael Biase made a motion to pay bills, so long as funding was available. Gina Fischetti seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. **MOTION CARRIED.**


ADJOURNMENT

David Morgan made a motion to adjourn the meeting at 9:00 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 Kubi
Vice Chairman



Crystal Lawton
Administrative Officer