

**City of Lambertville**  
**Planning Board**  
**Regular Meeting Minutes**  
Wednesday, May 2, 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, Elaine Clisham, Michelle Komie, Paul Kuhl, Mayor DeVecchio and Gina Fischetti.

**Absent:** Ken Rogers, Filomena Hengst and Michael Biase.

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

**APPROVAL OF MINUTES – April 4, 2018**

Dave Morgan made a motion to approve the minutes, with minor changes. Steve Stegman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Elaine Clisham and Michelle Komie were abstained from voting

**OATHS OF OFFICE**

Tim Korzun read the Oaths of Office to Elaine Clisham, Michelle Komie and Gina Fischetti.

**APPROVAL OF TIME EXTENSION 2-2018**

North Franklin & Church Street  
Block 1076 Lot 14  
JMG Builders

Steve Stegman made a motion to deem the application complete. Dave Morgan seconded the motion. A unanimous roll call vote denying the action was taken by all members present. Elaine Clisham and Michelle Komie were abstained from voting.  
MOTION CARRIED.

**COMPLETENESS**

42 York Street  
Block 1026 Lot 9  
Weinstein

Richard Mongelli, the applicant's attorney was present at the meeting. He asked that Mr. Korzun swear in as expert witnesses, Mark Weinstein, Ralph Finelli and Eric Rupnarain.

**COMPLETENESS:**

The applicant submitted all required and outstanding documents and the Board Professionals were satisfied that the members could take action and deem the application complete.

John Miller made a motion to deem the application complete. Dave Morgan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Elaine Clisham is recused from voting and Michelle Komie was abstained.

**MOTION CARRIED.**

**PUBLIC HEARING:**

The property at 42 York Street is located in the R-2 zone within the City of Lambertville. The previous use of the building was a Bed and Breakfast for many years. Mark Weinstein and Laurie Weinstein converted the main structure to a single family residence several years ago and have since made this their residence.

To the rear of the property is an gable structure carriage house that predates the main structure and is currently being used for storage. Mr. Finalli testified that the applicant's intend to preserve as much of the existing slate roof as possible, however, the rear of the structure will have a metal roof.

In addition, the existing historic windows will be replaced with more energy efficient windows.

There is an existing gravel driveway to the right of the property that extends to the rear of the property. Electrical service is also provided to the carriage house at the rear of the property.

At this time, the Weinstein's are seeking approval to subdivide the property into two lots. They intend to still maintain residency in the main structure, but would like to have the carriage house renovated and allow for their in-laws to reside there.

Mark Weinstein testified that their future plans are to retire in the Lambertville and once that time comes they would move into the renovated carriage house and possibly sell the main lot.

The proposed carriage house would have three bedrooms and an open living space that is partial handicap compliant.

A Parking Variance is not required for this application, as the owners are able to provide the required parking requirements.

The main structure is a six-bedroom structure and requires three parking spaces. Lot 9 will supply adequate parking for this requirement. Lot 9.01, the carriage house, is required two parking spaces, which can be accommodated.

The City ordinance requires that all single family dwellings have frontage of 40 on a public road. This proposal cannot provide for that requirement and therefore a variance



would be required. Additionally, a variance would be required for the existing side yard setback and the minimum rear yard setback.

An easement would need to be created for access to the existing driveway which will become shared with both lots 9 and 9.01.

The applicant was advised that a Landscape Plan would be required for review.

It was suggested by the Board members that a deed restriction be associated with this approval that would prevent any further subdivision on the main lot. The applicants were not comfortable making that decision without having first discussed it in detail.

The applicant will provide additional renderings of the property with photos and proposals.

Judith Glison of 86 North Union Street was present at the meeting and voiced her concerns regarding the variance for the street frontage. Although she had no issues with the proposed project, she did state that if approved it may appear as though a presentence is being set.

The applicant asked that the public hearing be carried to the June 6, 2018 meeting. The Board agreed and no further notices are required.

NO ACTION WAS TAKEN.

#### **COMPLETENESS & PUBLIC HEARING**

17 Wilson Street  
Block 1051 Lot 16.01  
Barbara Fordyce

#### **COMPLETENESS**

John Miller made a motion to deem the application complete based on the recommendations of the Board Professionals. Steve Stegman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Elaine Clisham and Michelle Komie were abstained from voting.

#### **PUBLIC HEARING**

An application was submitted to the Board for approval of a subdivision at 17 Wilson Street. The intention is to construct a semi-attached two family dwelling.

Exhibits: A-1 Application, A-2 Minor Subdivision plan, with a revision date of March 13, 2018, A-3 Photographs dated March 15, 2018.

No variances are required for this application as it complies with the City of Lambertville Zoning Ordinance.

This entire property is located within the Flood plane and will require all living space to be above flood hazard area levels.

One new dwelling will have a one car garage, while the other will have a two car garage. The application shows the installation of two new drywells on the property to help with storm water management.

There are several design exceptions that are required with this application, Side lot line, Driveway width and landscape plans. These exemptions would be required even if the garages were eliminated.

The Board requested additional information regarding the application and therefore the meeting was carried to June 6, 2018. No further notices are required.

NO ACTION WAS TAKEN.

#### EXECUTIVE SESSION: HOUSING AND FAIR SHARE PLAN

The Board members went into executive session to discuss COAH obligations and to recommend that Emily Goldman conduct a study.

Discussion ensued. The Board reconvened in open session.

Dave Morgan made a motion to recommend to Council that Emily Goldman conduct the study on the area in need of redevelopment. John Miller seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.


#### PAYMENT OF BILLS

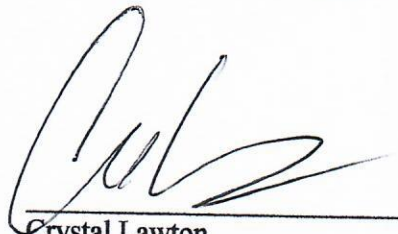
Dave Morgan made a motion to pay bills, so long as funding was available. John Miller seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

#### ADJOURNMENT

Steve Stegman made a motion to adjourn the meeting at 10:24 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,

  
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Paul Kuhl  
Chairman

  
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Crystal Lawton  
Administrative Officer



**RESOLUTION OF THE PLANNING BOARD OF  
THE CITY OF LAMBERTVILLE**

**RESOLUTION NO: 3-2018**

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF  
LAMBERTVILLE RECOMMENDING THAT AN AREA WITHIN THE CITY  
BE DESIGNATED "AN AREA IN NEED OF REDEVELOPMENT" WITH THE  
POWER OF EMINENT DOMAIN IN ACCORDANCE WITH THE LOCAL  
REDEVELOPMENT AND HOUSING LAW**

WHEREAS, the Local Redevelopment and Housing Law ("Redevelopment Law"), N.J.S.A. 40A:12A-1, et seq., grants broad powers to municipalities to develop and implement redevelopment plans for areas determined to be "in need of redevelopment;" and

WHEREAS, by Resolution No. R-78-2018, adopted May 2, 2018, the City Council of the City of Lambertville directed the City of Lambertville Planning Board to conduct a Preliminary Investigation of Block 1073, Lots 1, 3, 5, 6, 7, 8, 9, 10, 11, 32, 33 and 33.01, Block 1090, Lots 4 and 5, and Block 1091, Lots 1 and 1.01 (the "Study Area"), including the paper streets and rights of way in the Study Area, in order to determine whether all or any portion thereof satisfies the redevelopment area criteria specified at N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, the City of Lambertville Planning Board conducted a Preliminary Investigation and prepared a map depicting the redevelopment area boundaries, and prepared a Preliminary Investigation of Area in Need of Redevelopment (Condemnation) report dated June 8, 2018 through its Planner, Clarke Caton Hintz (the "Preliminary Investigation Report"); and

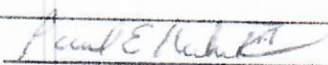
WHEREAS, on June 11, 2018 the City of Lambertville Planning Board conducted a public hearing in accordance with N.J.S.A. 40A:12A-6 to determine whether the Study Area meets the statutory criteria of an area in need of redevelopment and considered any public comments and objections thereto; and

WHEREAS, the City of Lambertville Planning Board hereby recommends to the City Council that Block 1073, Lots 1, 3, 5, 6, 7, 8, 9, 10, 11, 32, 33 and 33.01, Block 1090, Lots 4 and 5, and Block 1091, Lots 1 and 1.01, including the paper streets and rights of way, as delineated within and for the reasons set forth within the Preliminary Investigation Report, be determined to be an "area in need of redevelopment."

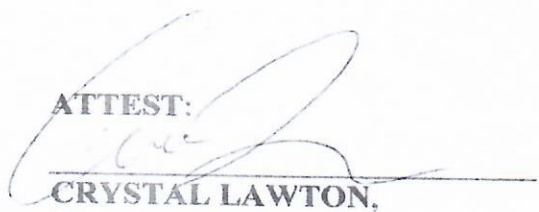
**NOW THEREFORE, BE IT RESOLVED**, by the City of Lambertville Planning Board that as set forth in the Preliminary Investigation dated June 8, 2018 the City of

Lambertville Planning Board, hereby recommends to the City Council that Block 1073, Lots 1, 3, 5, 6, 7, 8, 9, 10, 11, 32, 33 and 33.01, Block 1090, Lots 4 and 5, and Block 1091, Lots 1 and 1.01 on the City of Lambertville Tax Map, including the paper streets and rights of way be determined to be an "area in need of redevelopment" with the power of eminent domain ("Condemnation Redevelopment Area") in accordance with the Redevelopment Law.

**CITY OF LAMBERTVILLE  
PLANNING BOARD**

By: , Chairman

**ATTEST:**

  
**CRYSTAL LAWTON,**  
Planning Board Secretary