

City of Lambertville  
Planning Board  
Regular Meeting Minutes  
Wednesday, August 1 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, David Morgan, Filomena Hengst, Michael Biase, Elaine Clisham, Michelle Komie.

Absent: Steve Stegman, Ken Roger, Paul Kuhl, Mayor DelVecchio and Gina Fischetti.

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

**APPROVAL OF MINUTES**

**June 11, 2018**

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

MOTION CARRIED.

**July 11, 2018**

Elaine Clisham made a motion to approve the minutes, as submitted. Filomena Hengst seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. David Morgan and Michael Biase were abstained from voting.

MOTION CARRIED.

**RESOLUTION 4-2018 – Conditional Use Variance**

6-8 North Union Street

Block 1039 Lot 5

Woodrose Properties

David Morgan made a motion to approve resolution 4-2018, as submitted. Michael Biase seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. Elaine Clisham and Michelle Komie were abstained from voting.

MOTION CARRIED.

**RESOLUTION 5-2018 – Minor Subdivision**

17 Wilson Street

Block 1051 Lot 16.01

Fordyce

Filomena Hengst made a motion to approve resolution 5-2018, as submitted. Michelle Komie seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. David Morgan, Michael Biase and Elaine Clisham were abstained from voting.

MOTION CARRIED.

**COMPLETENESS & PUBLIC HEARING – Conditional Use**

52 North Union Street  
Block 1031 Lot 13  
CBKB, LLC

Michael Burns and Rich Mongelli were present at the meeting, as well as the property owners.

A completeness review was not done for this application. After hearing from Emily Goldman regarding the completeness status, the Board was satisfied that the applicant had submitted all necessary and appropriate paperwork to be deemed complete and continue with a public hearing.

Dave Morgan made a motion to deem the application complete and proceed with the public hearing. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Elaine Clisham was recused from voting, as she lives within 200 feet of the applicant.

The applicant is proposing to use the second and third floors as a two-bedroom apartment, as it was being occupied as such when they purchased the property.

A complaint was received by the Zoning Officer, Frank D'Amore, and the applicant was required to appear before the Board for the approval of the changes.

The apartment was never an approved use according to past resolutions. Those resolutions were strictly for specific uses only and any changes were to be approved prior to taking occupancy.

The ground level floor has always been commercial and will continue to be commercial, even with the proposed changes to the second and third levels.

There will be no exterior modification to the building and all bulk requirements of the Central Business District have been met.

There are existing two means of egress and ingress for this property

No parking is being proposed and there is no space available on site for parking. The parking demand is actually reduced to four spaces with this change of use.

The applicant is also requesting to allow for a change in the wording in the resolution to allow for more flexibility for the permitted uses on the first level commercial space.

David Morgan made a motion to approve the Conditional Use on this property, as discussed. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

#### **CLOSED SESSION**

David Morgan made a motion to go into closed session. Michelle Komie seconded the motion. A unanimous voice call vote in favor of the motion was taken by all members present. Elaine Clisham joined the meeting again at this time.  
MOTION CARRIED.

The members of the Board and its Professionals went into closed session to discuss current litigations.

John Miller made a motion to come out of closed session. Elaine Clisham seconded the motion. A unanimous voice call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

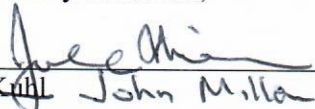
#### **PAYMENT OF BILLS**

Dave Morgan made a motion to pay bills, so long as funding was available. Michael Biase 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 8:34 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