

City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, November 7, 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, Dave Morgan, Ken Rogers, Filomena Hengst, Michael Biase, Elaine Clisham, Michelle Komie, Paul Kuhl, Mayor DelVecchio, Gina Fischetti and Ward Sanders.

Absent: None.

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

APPROVAL OF MINUTES

October 3, 2018

John Miller 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. Ken Rogers, Filomena Hengst, Michael Biase, Elaine Clisham, Mayor DelVecchio and Ward Sanders were abstained from voting.
MOTION CARRIED.

OATHS OF OFFICE

Mr. Steve Stegman has resigned as Planning Board member. Ward Sanders has been appointed in his place. Mr. Korzun read the Oath of Office to officially accept Mr. Sanders as a Board Member. Elaine Clisham has moved up as Alternate Member and was also given the Oath of Office.

HOUSING ELEMENT AND FAIR SHARE PLAN

2018 Amended Housing Element and Fair Share Plan Ordinance

Emily Goldman spoke about the history of the Housing and Fair Share Plan for the City of Lambertville, describing in detail the motions that the City has been through to develop such standards and the obligations that are required.

The City is obligated to provide affordable housing units throughout the City limits. A majority of the obligation has been met however, there is still the obligation of 137 units.

Ms. Goldman stated that those obligations have been met through several redevelopment projects and age restricted projects. Heritage Village, Hibernia Apartments and South Hunterdon Apartments have provided the City with the age restricted requirements.

Affordable housing units have been provided by minor redevelopments such as accessory apartments and Habitat Housings.

There is a total of eight Habitat Houses that were constructed in the City of Lambertville. However, only four of the units are able to be counted towards the City's obligation, as they received funding from other municipalities.

The City is also permitted to include some units from the Little Haven Rest Home for their obligations.

A vacant land analysis was conducted as well as vacant farmland. This was done to provide the City with the option of possibly developing in the future to accommodate their obligation. It should be noted, that the property owners of such land are under no obligation to develop on the properties included in the analysis. By having this approved, it provides an additional use of the property that is currently not permitted in those zones.

The City is also in the process of redeveloping the property of the Old Lambertville High School. Ms. Goldman advised the Board that if this property is rezoned there is potential for a total of 120 units. Twenty-percent of those units are required to be Affordable Housing Units.

In the reports that were disbursed to the Board members, it was noted that the Spending Plan was incorrect. Ms. Goldman agreed and stated those corrections would be made.

Ms. Goldman advised the Board of minor changes and additions to the resolution. She stated that one additional lot was added since it was not included on the original, the spending plan will be revised to include the correct numbers and that the State licenses from the Little Haven Rest Home will be provided.

Filomena Hengst made a motion to approve the resolution, with the minor changes listed above and provide a copy to the City Council for their next meeting. Elaine Clisham seconded the motion. A unanimous roll call vote was taken in favor of the motion by all members present.

MOTION CARRIED.

CONSISTENCY REVIEW IN ACCORDANCE WITH THE REDEVELOPMENT PLAN

The Board members were asked to take action on the Consistency review to determine if it complies with the existing Development Plan for the City.

Elaine Clisham made a motion to approve the Consistency Review. Dave Morgan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Mayor DelVecchio recused himself from voting.

AFFORDABLE HOUSING ORDINANCE

This ordinance will update the existing Affordable Housing Ordinance and was introduced at the City Council meeting on November 5, 2018.

Michael Biase made a motion to approve the Affordable Housing Ordinance as submitted. Ken Rogers seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

ESTABLISHMENT OF THE OVERLAY ZONE

John Miller made a motion to approve the Overlay Zone and Zoning Map revisions. Dave Morgan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

COMPLETENESS – Final Subdivision Approval and Compliance Review

Talbot Homes, Inc.
80 Wilson Street
Block 1054 Lot 6

The applicant's attorney was present at the meeting and addressed the items in Mr. Clerico's letter for the Completeness review and also the compliance review.

He advised the Board that their original approval from DOT has expired and that they are in the middle of trying to get that re-instated.

The façade materials have been modified and will be addressed at the public hearing that is scheduled for December 5, 2018.

John Miller made a motion to deem the application complete with conditions. Michael Biase seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

COMPLETENESS – Bulk Variance and Site Plan Waiver

Union Fire House Company, District 1
230 North Main Street
Block 1002 Lot 26.02

The applicant received approval for steep slope disturbances in 2008 for renovations to the building. The new proposal is for a 1,300 square-foot two-story addition to the existing building.

Michael Burns is the applicant's architect and was present at the meeting to discuss the review letters with the Board members and its professionals.

The proposed alterations will provide an additional meeting room for the fire department and will add more bays for the firetrucks that are currently being utilized and for the antique firetruck that is on-site.

The issue of troubled drainage in the area was brought up and will be addressed in more detail at the public hearing.

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Ms. Goldman asked the applicant to explain the multiple lots on the site. Mr. Burns indicated that a deed consolidation was done and that the property is known as block 1002 lot 26.02.

Several trees have already been removed and it was unclear on the plans that were submitted where those trees were. Clarification at the public hearing will be required.

Elaine Clisham made a motion to deem the application complete with temporary waivers per Mr. Clerico's letter. John Miller seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOITON CARRIED.

PAYMENT OF BILLS

Michael Biase made a motion to pay bills, so long as funding was available. David 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 9:05 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