

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
7:00 PM, JUSTICE CENTER, 25 SOUTH MAIN STREET
WEDNESDAY, OCTOBER 5, 2011

The meeting was called to order by the Chairperson, Tim 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 Tim Korzun, Paul Kuhl, Dave Morgan, Derek Roseman, Mayor David DelVecchio, Steve Stegman, Erin Keyes and Ken Rogers
Absent: Emily Goldman, John Miller and Jackie Middleton.
Also Present: Alternate Board Attorney Stewart Palilonis was present.

APPROVAL OF MINUTES – Regular Meeting September 7, 2011

Paul Kuhl made a motion to approve the September 7, 2011 meeting minutes, with minor changes. Dave Morgan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

Ayes: T. Korzun, P. Kuhl, D. Morgan, D. Roseman, D. DelVecchio, S. Stegman, E. Keyes, K. Rogers

Nay:

Abstained:

Recused:

**APPROVAL OF RESOLUTION – 3-2011 FINAL MAJOR SUBDIVISION –
Middletown Mortgage – Delaware and Perry Road**

Derek Roseman made a motion to approve the resolution as submitted. Paul Kuhl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

Ayes: T. Korzun, P. Kuhl, D. Morgan, D. Roseman, S. Stegman, K. Rogers

Nay:

Abstained: D. DelVecchio and E. Keyes

INFORMAL – 57 Bridge Street, Baptist Church Block 1042 Lot 28

The applicant, Ado Poblete and his real estate agent, Brad Sanford, were present at the meeting to discuss the proposed changes to the property at 57 Bridge Street.

Mr. Poblete is interested in purchasing the property and to rent the building out. He has been tossing some ideas around as to what type of business he would like to see developed at this location. He has thought of a restaurant, theatre or an art gallery.

Mr. Poblete is aware that whichever business he decides on, a parking variance will most likely be required. However, there was a brief discussion whether some parking was actually grandfathered to the property.

Mr. Stanford and Mr. Poblete were advised that they may want to look into this before they actually apply for any variances.

Mayor David DelVecchio suggested that using valet parking may alleviate some of the parking concerns and would minimize the parking requirements from the Planning Board.

It was noted that if the property were to become a restaurant, it would require a lot of business to obtain the amount of rent Mr. Poblete is proposing. Mayor David DelVecchio suggested subsidizing the rent for a theatre. Mr. Ado said that could be a possibility.

Mr. Stanford stated that the building is 14, 000 square feet, including the sanctuary. There will be little change to the interior of the building. Mr. Poblete wants to keep as much of the architectural nature as possible.

The current roof, though it is deteriorating quickly, is made of slate. The applicant and his real estate agent were both advised that this property is located in the Central Business District and would also require approval from the Historic Preservation Commission for any exterior changes to the building, including the roof.

Mr. Poblete was advised that he should come back to the Board with a more specific plan in place.

TIME EXTENSION REQUEST – Mullane / Cruz 245 S. Franklin Street Block 1048 Lot 51

A letter was received from Mr. Mullane's attorney, Steven Gruenberg, requesting a third time extension.

Neither the applicant nor the applicant's attorney were present at the meeting.

The applicant currently has an approved time extension that expires February 2012.

It was determined by the Board members that the applicant must appear before the Board to explain the reasoning for the third time extension.

DISCUSSION

Academy Hill – 40 Wilson Street

The owner's attorney has contacted Mr. Shurts and Mr. Korzun regarding the property at 40 Wilson Street. He has stated that the owner would like to appear before the Board for an informal.

Mayor David DelVecchio suggested setting up a meeting with some of the Board members and the professionals to discuss the proposals. Mr. Clerico has stated that he would like to be present at the meeting.

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PAYMENT OF BILLS

Derek Roseman made a motion to pay the bills on the bills when the funds become available. Dave Morgan seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.
MOTION CARRIED.

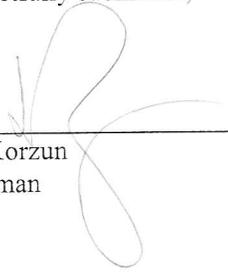
PUBLIC PARTICIPATION

None

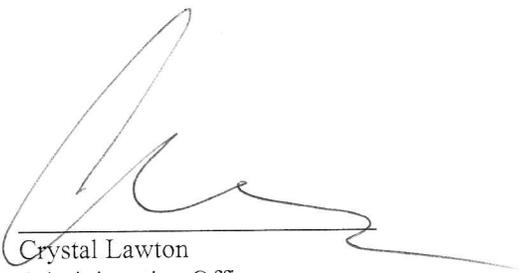
ADJOURNMENT

Tim Korzun announced that the meeting was adjourned at 9:10 pm.

Respectfully submitted,



Tim Korzun
Chairman



Crystal Lawton
Administrative Officer

