

**CITY OF LAMBERTVILLE
PLANNING BOARD
REGULARLY SCHEDULED MONTHLY MEETING
WEDNESDAY, DECEMBER 5, 2012, 7:00 P.M.
JUSTICE CENTER
MINUTES**

The Chairperson, Timothy Korzun, called the meeting to order at 7:00 p.m. with a statement of compliance with the Open Public Meetings Act, noticing the Beacon, the Democrat, the Times, posted to the Bulletin Board at City Hall and the City's website at www.lambertvillenj.org.

ROLL CALL:

Mrs. Lawton called the roll as follows:

Present: Tim Korzun, Jackie Middleton, Dave Morgan, Derek Roseman, Steve Stegman and Ken Rogers. John Miller arrived at 7:05 pm.

Absent: Paul Kuhl, Mayor David DelVecchio and Erin Keyes

Also present: William Shurts – Board Attorney.

**APPROVAL OF MINUTES
OCTOBER 3, 2012**

Ken Rogers made a motion to approve the minutes from the October session as submitted. Steve Stegman seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. Jackie Middleton and Steve Stegman abstained from voting. MOTION CARRIED.

**INFORMAL
DIMARCO INVESTMENT GROUP/SWAN CREEK HOLDING
11 BRIDGE STREET, BLOCK 1043 LOTS 7, 7.01 AND 7.02**

Mr. Danny Whitaker was before the Board seeking approval to change the zoning for block 1043 Lot 3. This property was formerly owned by the Nor Gas Propane Company and was purchased by DiMarco Investment and Swan Creek Holdings several years ago.

Currently the property has two buildings surrounded by a chain link fence and is not in use at this time.

Mr. Whitaker is proposing to construct a new building that would be used for extended living which could have a period of two to three month stays. It will also be used as an extension of the existing Inn when needed.

Mr. Whitaker advised the Board members that the Inn has received several requests within the last several months for extended living units. The closest long term stay units available are in Princeton, Newtown or Langhorne.

**CITY OF LAMBERTVILLE
PLANNING BOARD
REGULARLY SCHEDULED MONTHLY MEETING
WEDNESDAY, DECEMBER 5, 2012, 7:00 P.M.
JUSTICE CENTER
MINUTES**

Page 2 of 3

He is proposing that each high end unit will be approximately six hundred to eight hundred square feet and will have a kitchen, bathroom, living room and one bedroom.

At this time Mr. Whitaker has not decided on the amount of units that he will be constructing. He wants to get the Boards opinions on the project first and then he will have his architect come up with a design based on the Board's suggestions.

The property could accommodate up to eighty new units, however, Mr. Whitaker stated that he is not looking to construct that many units.

Tim Korzun asked about parking requirements per unit. With the proposed six hundred to eight hundred square foot units, each unit would require one parking spot. Which Mr. Whitaker said could easily be accommodated because they have an acre on that property.

Steve Stegman is concerned with the additional traffic coming and going from this change in use.

The new building will have an "old factory" look so that it blended in with the Lambertville Station Restauant and Inn buildings.

There was discussion on who has the responsibility of the road that leads to this property. Mr. Whitaker stated that he would review his deed and advise the Board at the next meeting.

Tim Korzun stated that the change of use should be restricted so that this property can not be sold at a later date as an apartment building.

The question was brought up about the amount of units the City lost when several Bed and Breakfast places went out of business. It was determined that approximately 20-25 units were lost due to business closing.

Overall the Board was accommodating to the concept of the proposed change and advised Mr. Whitaker to return in January with a more detailed plan, possibly a mock up of the proposed building, views from the street and details on the height of the building. He was also asked to submit a site plan showing the Flood Plain and how it would effect this change.

**CITY OF LAMBERTVILLE
PLANNING BOARD
REGULARLY SCHEDULED MONTHLY MEETING
WEDNESDAY, DECEMBER 5, 2012, 7:00 P.M.
JUSTICE CENTER
MINUTES
Page 3 of 3**

PAYMENT OF BILLS

Ken Rogers made a motion to pay the bills listed on the Bills List. Derek Roseman seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

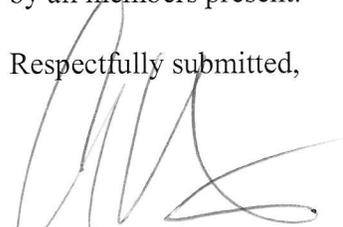
PUBLIC COMMENT

None

ADJOURNMENT

The meeting adjourned at 7:55 p.m. with a motion made by Derek Roseman and seconded by Dave Morgan. An affirmative voice vote was taken in favor of the motion by all members present.

Respectfully submitted,



Crystal Lawton
Administrative Assistant

