

**Planning Board  
City of Lambertville  
Regularly Scheduled Meeting Minutes  
Wednesday, June 6, 2012, 7:00 p.m.  
Justice Center, 25 South Union Street**

The meeting was called to order at 7:05 p.m. by the Board Attorney, William Shurts, with a statement of compliance with the Open Public Meetings Act, noticing the Beacon, the Democrat, the Times, and posted to the bulletin board at City Hall and the website at [www.lambertvilleni.org](http://www.lambertvilleni.org).

**APPOINTED CHAIRPERSON**

The Planning Board Chairman, Tim Korzun and the Planning Board Vice Chairman, Paul Kuhl, were both absent from the meeting. Therefore, the Board had to nominate and appoint a temporary Chairperson for the June 6, 2012 meeting.

**NOMINATION TO APPOINT EMILY GOLDMAN AS TEMPORARY CHAIRPERSON**

Dave Morgan made a motion to nominate Emily Goldman as temporary Chairperson for the June 6, 2012 meeting. John Miller seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

**MOTION TO CLOSE NOMINATIONS FOR APPOINTMENT OF TEMPORARY CHAIRPERSON:**

Steve Stegman made a motion to close the nominations for the appointment of a temporary Chairperson. Jackie Middleton seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

**ROLL CALL**

Mrs. Lawton called the roll as follows:

*Present:* Emily Goldman, Jackie Middleton, David Morgan, John Miller, Steve Stegman, Ken Rogers

*Absent:* Tim Korzun, Paul Kuhl, Derek Roseman, Mayor David DeVecchio and Erin Keyes.

*Also present:* Attorney Shurts

**APPROVAL OF MINUTES**

David Morgan made a motion to approve the minutes for the April 2, 2012 session of the Planning Board, as submitted. Emily Goldman seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

**INFORMAL, 11 BRIDGE STREET, BLOCK 1043 LOT 7, THE LAMBERTVILLE INN EXPANSION**

Danny Whitaker was present at the Planning Board meeting to discuss his proposed plan to expand the exiting banquet hall in the Inn.

The room currently accommodates approximately 130 guests. There is a demand for this expansion due to the numerous calls a month that they receive regarding the amount of guests they are able to accommodate for weddings.

Mr. Whitaker stated that he receives close to 110 phone calls per month. However, he loses several potential clients because a majority of the callers are looking for accommodations of 150-200 people.

Increasing the size of the banquet room would allow for an additional 75 seats, a pre-function area, which could be used at other times as well, a bridal suite and two offices for the wedding coordinators on site.

There are several other complaints that Mr. Whitaker has received regarding clients booking a wedding at his facility. The potential clients, once on site, are not happy with the fact that they have to walk down a long hallway in the Inn to reach the banquet room. The other complaint is that there is no Chapel on site.

With the proposed addition, it will allow for a separate entrance to the banquet room, handicap accessibility, and the second story bridal suite.

Below the Inn are three vacant bays. Typically this area is never used due to the amount of flooding that occurs. However, Mr. Whitaker is proposing the Chapel be located in this area.

The bay area will be stucco walls, stamped concrete floors and the lighting will be located in the ceiling.

All equipment and materials in this area would have to be flood resistant or removable. Mr. Whitaker stated that they intend to remove all the furnishings after each ceremony.

Mr. Whitaker currently has an approval from the Planning Board expand the Lambertville Inn. If he obtains approval for the project he is currently proposing, the previous approval will be deemed abandoned.

With the addition, they are only losing about two parking spots. They will offer valet parking for all wedding parties and a covered area where the guests can be dropped off.

The new elevator and equipment will need to be flood proofed as well.

The Board members suggested that since the Mr. Korzun, Mr. Kuhl and Mayor DelVecchio were not present at this meeting, that Mr. Whitaker meet with them as well as the Board Planner, Linda Weber. Mr. Whitaker stated that he would.

Mr. Whitaker will be coming before the Historical Preservation Commission on June 12, 2012 for further input as well.

### **PUBLIC COMMENT**

None.

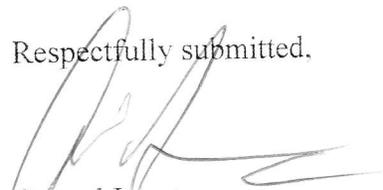
### **PAYMENT OF BILLS**

Ken Rogers made a motion to authorize the payment of the bills on the bills list. Dave Morgan seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

### **ADJOURNMENT**

John Miller made a motion to adjourn at 8:07 p.m. Emily Goldman seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,



Crystal Lawton  
Administrative Assistant



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Board Chairman – Tim Korzun

7-11-12  
Date

*Approved at the regularly scheduled session of Planning Board held on 7-11-12.*

