

**Planning Board  
City of Lambertville  
Regularly Scheduled Meeting Minutes  
Wednesday, July 11, 2012, 7:00 p.m.  
Justice Center, 25 South Union Street**

The meeting was called to order at 7:00 p.m. by the Board Chairman, Timothy Korzun, 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.lambertvillenj.org](http://www.lambertvillenj.org).

**ROLL CALL**

Mrs. Lawton called the roll as follows:

*Present:* Emily Goldman, Dave Morgan, Tim Korzun, Paul Kuhl, Erin Keyes, Ken Rogers, Derek Roseman. John Miller arrived at 7:14 pm.

*Absent:* Mayor David DelVecchio, Steve Stegman and Jackie Middleton.

*Also present:* Stewart Palilonis was present on behalf of Bill Shurts. Linda Weber was also present.

**APPROVAL OF MINUTES**

Paul Kuhl made a motion to approve the minutes for the June 6, 2012 session of the Planning Board, as submitted. Emily Goldman seconded the motion. A unanimous roll call was taken in favor of the motion by all members present. Abstained from voting were Tim Korzun, Paul Kuhl, Erin Keyes and Derek Roseman. MOTION CARRIED.

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

Walter Bronson and Mike Dougherty were present at the meeting.

Mr. Clerico, the Planning Board Engineer, submitted a letter dated July 6, 2012. In this letter he outlined the items that are incomplete at this time.

The following is the list of items that are incomplete:

Checklist items 4, 7b, 17a, 17d, 19, 20 b & 39 – Mr. Bronson stated that they are in the process of obtaining a signed and sealed copy of the survey, however, they may not have it available for the August meeting.

Checklist items 17a and 17d – Mr. Bronson stated that they will make every attempt to accommodate this request so they do not need to file an application with the Zoning Board of Adjustment for a variance relief.

Checklist items 17e and 22 – Mr. Clerico stated in his letter that if the Board is in agreement, that the Board grant a temporary waiver for the applicant.

Checklist items 23a, 23b, and 23d – Mr. Clerico stated in his letter that if the Board is in agreement, the Board should grant a partial waiver from providing documentation.

Checklist items 31 and 32 – The applicant is not proposing new lighting or signage at this time.

Checklist items 33a, 33b, and 33c – Mr. Clerico states in his letter that if the Board is in agreement, they should consider granting waivers from these checklist items.

Checklist item 35g – If the Board is in agreement, Mr. Clerico states in his letter that the Board should grant a temporary waiver for this requirement.

The Board members had no comments regarding Mr. Clerico's letter.

John Miller asked Mr. Dougherty if they intend to move forward with the original DEP approval from the previous application. Mr. Dougherty stated that they have submitted a new DEP application for the new project. John Miller also stated that the floodway has moved further inland.

Mr. Dougherty advised the Board members that they had received approval from the Lambertville Historical Commission on July 10, 2012.

The following is a list of actions that were taken by the Board members:

1. Checklist items 31, 32, 33a and 33c were granted waivers.
2. Checklist item 17e and 22 were granted partial waivers from providing full documentation.
3. Checklist items 23a, 23b, 23d, and 35g were granted temporary waivers.
4. Checklist items 4, 7b, 17b, 17d, 19, 20b, and 39 are deemed incomplete.

Derek Roseman made a motion to grant waivers, partial waivers and deem certain checklist items incomplete until the required documents are submitted. Paul Kuhl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

## **DISCUSSION**

Linda Weber discussed the property located at 20 South Main Street and possibly re-zoning this property to include it in the Central Business District.

Currently this property is in the Residential-2 section of the Zoning Ordinance. However, the residential use has been removed at least 15 years ago.

Emily Goldman asked how this change would affect the existing residential homes. Ms. Weber stated that it should have no negative impact on them.

Ms. Weber also stated that the owner has been told by his insurance company that his insurance is a higher rate because his property is located in the Residential-2 area.

Tim Korzun stated that he would speak to the Mayor to see if it is in the budget.

### **PUBLIC COMMENT**

None.

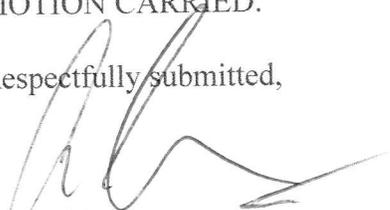
### **PAYMENT OF BILLS**

Derek Roseman made a motion to authorize the payment of the bills on the bills list. Paul Kuhl seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

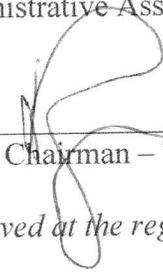
### **ADJOURNMENT**

Paul Kuhl made a motion to adjourn at 8:30 p.m. Derek Roseman 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



\_\_\_\_\_  
Board Chairman – Tim Korzun

8-10-12  
\_\_\_\_\_  
Date

*Approved at the regularly scheduled session of Planning Board held on 8-1-12.*

