

**CITY OF LAMBERTVILLE
PLANNING BOARD
REGULARLY SCHEDULED MONTHLY MEETING
WEDNESDAY, AUGUST 1, 2012, 7:00 P.M.
JUSTICE CENTER
MINUTES**

The Chairperson, Timothy Korzun, called the meeting to order at 7:04 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. Ege called the roll as follows:

Present: David DelVecchio, Emily Goldman, Paul Kuhl, Jackie Middleton, John Miller, David Morgan, Ken Rogers, Steven Stegman, Timothy Korzun.

Absent: David Morgan, Erin Keyes and Derek Roseman.

Also present: William Shurts – Board Attorney, Peter McCabe – Board Engineer, and Linda Weber – City Planner.

**APPROVAL OF MINUTES
JULY 11, 2012**

Paul Kuhl made a motion to approve the minutes from the July 11th session as amended. Emily Goldman seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

NEW BUSINESS

PUBLIC HEARING
THE LAMBERTVILLE STATION INN
11 BRIDGE STREET, BLOCK 1043, LOTS 7 & 7.01

The following people were present to represent the applicant:
Daniel Whitaker – DiMarco Investment Group/Swan Creek Holding Company
Peter M. Flannery, Sills Cummis & Gross, P.C. – Client's Attorney
Walter C. Bronson, PE, ACT Engineers, Inc. – Client's Engineer

Attorney, Walter C. Bronson informed the members of the public present that this application is for a Hardship/Bulk Variance, Preliminary & Final Site Plan Approval to expand the footprint of the building by 1700 square feet for the Inn at the Lambertville Station to include a separate entrance into the large meeting room.

Attorney Shurts reviewed the notice information provided by the applicant's attorney, Peter M. Flannery and determined the board had jurisdiction over this matter.

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The following members were sworn in for testimony:

Walter Bronson, ACT Engineers of Robbinsville, NJ, has 20 years of experience and was accepted by the board as an expert witness.

Paul Swartz of USA Architects of Somerville, NJ, a licensed Architect who has appeared before the board before was also accepted by the board as an expert witness.

Daniel Whitaker, part owner of the Lambertville Station and the Inn at the Lambertville Station was sworn in for testimony.

The following items were marked into evidence:

- A1 – Application
- A2 – proof of notice
- A3 – Sheet 4 of 7 dated July 23, 2012
- A4 – Floor Plans
- A5 – Picture of elevator
- A6 – Renderings of exterior with proposed changes.
- A7 – Close-up view of the elevator
- A8 – Flood Vent Information Sheet
- A9 – Sheet 5, Landscaping Plan

The following reports were reviewed:

Peter G. McCabe, PE for Robert Clerico of Van Cleef Engineering, the Engineer for the Planning Board, submitted a letter dated July 30th outlining his review of this application, giving 21 items in the technical review section.

Linda Weber of Brown & Keener, the Planner for the Planning Board, submitted a letter dated July 31, 2012 outlining her review of this application, giving 14 items in the general comments and recommendations section.

Before testimony began, Mr. Korzun asked Attorney Bronson if he would be addressing the Stormwater Management Plan and compliance with the flood damage ordinance in his testimony. Mr. Bronson said it would be addressed.

Mr. Bronson gave testimony that this application is for block 1043, lots 7, 7.01, and 7.02. Sheet 4 of 7 dated July 23, 2012 was reviewed. He stated that all of the work would be completed on the western end of the Inn's property. They all have the same owners with a difference percentage of ownership. The City Planner, Linda Weber commented that lot 7.02 wasn't on the application. Mr. Bronson added it to the title block. He stated that the

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restaurant had 180 seats and the Inn had 45 rooms. The proposed change will add one more room, the banquet seating will grow from 180 seats to 210 seats, and the expansion will be on the north west side.

Parking was reviewed for the site. Currently the lot accommodates 196 parking spaces. After the construction it will accommodate 189 spaces. There is a demand for 176 parking spaces, 23 more than is required by the Ordinance. The net result is a small reduction in pervious surface based on gravel, pre development CN of 62, post development of 61. The basic change in landscape, less runoff in proposed stamped concrete and gravel is consider impervious, using the travel non impervious number of 85.

The traffic patterns were discussed. The City Planner and the Board's Engineer commented that it was awkward. Discussion ensued.

The following items are required:

Letters from United Water and the LMUA regarding capacity are in process. The site lighting will not change much but the applicant is proposing lighted bollards and high hat lights. Several variances are listed and the existing variances need to be carried forward by resolution.

Outside approvals are required from the D&R Canal Commission, Hunterdon County Soil Conservation, Hunterdon County Planning board and New Jersey Department of Environmental Protection Flood Hazard needs to be filed.

The applicant met with Dennis Contoise of DEP on August 1st and he didn't indicate any problems.

Board Engineer Clerico's correspondence indicated the applicant would need to go to the Zoning board if they need relief from the Flood Hazard Ordinance. The elevator will be set to stay at the first floor but will go to ground level. The tower is not going to be flood proof and will be constructed of glass and stucco.

Ken Rogers commented that the reduction in lane size would require Fire Subcode Official review.

Discussion ensued about the aisle width and circulation. Consideration was given to making one space a compact car size.

Item number 13 of Van Cleef Engineering's letter was discussed. The applicant's attorney stated they do not have information today but will make sure it is on the final version after they obtain DEP approval.

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Parking details were revisited. The Lambertville Station requires 63 parking spaces. The Inn has 46 rooms which requires 46 parking spaces. The Banquet room seats 210 and requires 70 parking spaces. The ancillary use (meeting rooms) requires 3 or 4 spaces. This adds up to 184 spaces for the proposed use.

Mr. Swartz of USA Architects gave the following testimony:
The entrance to the banquet hall will be separate from the entrance to the hotel. Currently the banquet hall seats 130 guests and the market is for 200 seats. The goal is to expand to accommodate 210 seats for weddings.

Dan Whitaker explained that the new wedding theme is for Destination weddings. The guests stay three to four days. In the research they discovered that 60% want a Chapel for their ceremony. The plan is to go from the Chapel to the reception room. They receive 110 calls per month and only 6 book a wedding. They polled those called and 70% say they don't book with the Lambertville Station due to the size, they didn't like moving from one room to the next and the hallway is a problem. Jim Hamilton has been engaged to pick the final finishes on the Chapel. The partners are looking at glass store fronts that roll up like garage doors during April to October to close the area off when they are not hosting an event. The elevator will be an Otis (no hydraulics) and will be set to default to the first floor. The staff will walk food down to the Chapel area. The Chapel area will be made of stucco walls, a stamped concrete floor and a suspended ceiling. There will be no carpeting or electric in this area.

There was some discussion regarding the design of the floor plan for the Chapel area. Mayor DelVecchio wanted to see the plans and the City Planner concurred that the Planning Board usually retains approval. Mr. Whitaker stated he would have the plans on Friday, August 3rd.

Mr. Whitaker continued with his testimony stating that the banquet hall will be expanded from 130 seats to 210 seats with a total of 1,730 square feet. There will be one office and a bridal suite with a total of 1,600 square feet for the bridal party to hang out and the bride and groom to utilize overnight. Board members felt the office space depreciated the value of the "wow" factor and that by adding the office on this floor was a lost opportunity.

Item number A6 was reviewed with the board. The current design flaws were discussed. The plan is take off the lower elevation and raise it a foot or two, wrap around to the new addition. The Historic Preservation Commission reviewed the plans and approved it with one amendment. They asked for the mullions to be removed on the windows. The overhang canopy will support the lettering for the new addition. Council President Stegman asked if you would see the mechanical equipment. Mr. Whitaker responded that you would not be able to see the mechanical equipment. Mayor DelVecchio asked where

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the laundry room was. Mr. Whitaker responded that they no longer do the laundry on site instead it is out sourced to Philadelphia.

Item number A7 was reviewed with the board. The elevator will have a sub pump in the pit.

Mayor DelVecchio commented that the use was fine but the addition jumps out at you. At City Hall we had to do something different due to the historical character and value of the building. This site is not historical. He felt the project was good for the town as a whole but didn't not like the way the proposed addition looked. He felt this was the City's waterfront property and this was a generational decision. Chairperson Korzun liked the aesthetics and felt it was all positive. Emily Goldman felt this was a better proposal than what they previously viewed because it did not encompass the entire parking lot. The Board's Planner, Linda Weber commented that this was a huge design challenge.

The application was for C1 or C2 Variances requires relief for street frontage, minimum set back of 20 feet which are pre-existing, and they may need a waiver for the area of the sign.

MOTION 1:

Council President Stegman made a motion to approve the application subject to the following conditions:

1. The parking will be changed to reflect one compact car parking space to allow for a better flow,
2. The approval is subject to compliance with the Flood Damage Prevention Ordinance which may require an application before the Zoning Board of Adjustment,
3. Stormwater # BVC will be provided on the final plans,
4. Granting a waiver for the sign size,
5. The Amended plans will include lot 7.02 and other changes as discussed,
6. Spot elevations on the drainage toward collections need to be submitted,
7. Changes as recommended in the Planning Board's Engineer letter (McCabe) will be made to the plans,
8. The Gravel walkway will be rehabilitated,
9. The interior design of the arch area to be submitted to the board and professionals, but will only require a return to the board should the membership require it,
10. D&R Canal changes will require a return visit to the Planning Board for review and approval.

Emily Goldman seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

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MOTION 2: Variances

Council President Stegman made a motion to approve the hardship/bulk variance, for street frontage and the minimum set back requirements. Paul Kuhl seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

MOTION 3: Preliminary & Final Site Plan:

Paul Kuhl made a motion to approve the preliminary and final site plan as submitted/amended. Jackie Middleton seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

PAYMENT OF BILLS

Mrs. Ege informed the members of the board that they had one bill to add to the Bills List. The voucher was for the Alternate Attorney's bill for the July 11th session. Emily Goldman made a motion to pay the bills on the amended Bills List for the evening when the funds become available. Paul Kuhl seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

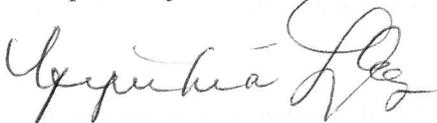
PUBLIC COMMENT

City Planner Weber asked the Chairperson if there was any discussion regarding the rezoning. Chairperson Korzun said no but he would discuss it with her.

ADJOURNMENT

The meeting adjourned at 8:57 p.m. with a motion made by Paul Kuhl and seconded by Jackie Middleton. An affirmative voice vote was taken in favor of the motion by all members present.

Respectfully submitted,



Cynthia L. Ege
CMR, RMC, City Clerk

Approved at the regularly scheduled session of the Planning Board held on September 5, 2012.