

BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
7:30 PM, JUSTICE CENTER, 25 SOUTH MAIN STREET
Thursday, October 27, 2011

The meeting was called to order by the Vice Chairman, Pat Pittore, at 7:30 p.m. with a statement of compliance with the Open Public Meetings Act.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Phil Mackey, Pat Pittore, Georg Hambach and Kate Dunn. Dave Moraski arrived at 7:45 pm.

Absent: John Leyman, Fred Eisinger, Maura Fennessy.

Also Present: Bd. Attorney Bill Shurts and Bd. Engineer Tom Cundey.

APPROVAL OF MINUTES

Phil Mackey made a motion to approve the September 29, 2011 meeting minutes, with minor amendments. Georg Hambach seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

MOTION CARRIED.

Ayes:
Nay:
Abstained:
Recused:

RESOLUTIONS

2-2011 – 250 South Franklin Street, Block 1057 Lot 3

Phil Mackey made a motion to approve resolution 2-2011 as submitted, with no comments from the Board members or the Board professionals. Kate Dunn seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

Ayes: P. Mackey, P. Pittore, K. Dunn
Nay:
Abstained:
Recused: G. Hambach

3-2011 – 74 North Union Street, Block 1081 Lot 1

Phil Mackey made a motion to approve the resolution that was submitted, with minor amendments. Kate Dunn seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

Ayes: P. Mackey, P. Pittore, G. Hambach, K. Dunn.

Nay:

Abstained:

Recused:

4-2011 – 202 North Union Street, Block 1008 Lot 21

Phil Mackey made a motion to approve the resolution, as submitted. Georg Hambach seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

PAYMENT OF BILLS

Pat Pittore made a motion to pay the bills when the funds become available. Maura Fennessy seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.

MOTION CARRIED.

Ayes: P. Mackey, P. Pittore, G. Hambach, K. Dunn.

Nay:

Abstained:

Recused:

PUBLIC HEARING

51 Ferry Street, Block 1045 Lot 10

The applicant, Patricia Barnett and the applicant's attorney, Eric Goldberg, were both present at the meeting.

Ms. Barnett submitted the Proof of Insertion, Affidavit of Service and the certified list to the Board Secretary. Mr. Shurts advised the Board members that the documents provided were satisfactory and that the Board of Adjustment had the jurisdiction to hold the public hearing on this matter.

Ms. Barnett was sworn in by Mr. Shurts.

Ms. Barnett testified that the proposed driveway does not take away any on street parking. She also stated that the street currently allows for seven on street parking spots.

A series of photographs showing the street parking situation were provided by the applicant.

The proposed driveway will be located directly in front of the utility room, which was previously a large screened in porch. However, after the last flood, Ms. Barnett converted it into the utility room and relocated her equipment from the basement to the first level.

Ms. Barnett stated that she will have to reinforce the basement to be able to accommodate the driveway and the weight of the car.

Ms. Barnett testified that by installing a driveway on her property, it would allow for one extra on street parking spot. She stated that there is approximately twenty feet per parking spot, however, the spots on Ferry Street are not outlined.

She also stated that she intends to use turf stone or eco brick because this allows the water to drain back into the ground and not onto the neighbor's property. She will work with the Public Works Department on their requirements prior to completing anything.

There is a walkway between Ms. Barnett's property and her neighbors. This is owned by the Hibernia Apartments located in the rear of her property.

There is an existing drain that the applicant needs to determine where and how it is used. This may need to be relocated once work starts.

There are two Dogwood trees that were damaged during the last storm that will be removed. The existing bushes will be relocated to the rear of her property. Also, she is proposing to remove one street tree. She was advised that she is required to obtain approval from the Shade Tree Commission on the removal of the tree and what she needs to replace it with.

Ms. Barnett is required to submit revised plans, curb and parking spot elevations and drainage calculations.

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Pat Pittore made a motion to approve the exception that is being requested. Kate Dunn seconded the motion. A roll call vote was taken by all members present. A majority of the members voted in favor of the motion. One member voted against the approval.
MOTION CARRIED.

Ayes: P. Mackey, P. Pittore, G. Hambach, K. Dunn.
Nay: D. Moraski.
Abstained:
Recused

PUBLIC PARTICIPATION

None

ADJOURNMENT

The meeting was adjourned at 8:40 pm.

Respectfully submitted,

Dave Moraski
Chairman

Crystal Lawton
Administrative Officer