

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

The meeting was called to order by the 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: John Leyman, Phil Mackey, Pat Pittore, Fred Eisinger, Maura Fennessy and Kate Dunn
Absent: Georg Hambach and Dave Moraski

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

APPROVAL OF MINUTES

Phil Mackey made a motion to approve the June 30, 2011 meeting minutes, with minor amendments. Maura Fennessy seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

MOTION CARRIED.

Ayes:
Nay:
Abstained:
Recused:

COMPLETENESS

51 Ferry Street, Block 1045 Lot 10, Variance Approval

The applicant, Patricia Barnett, was present at the meeting.

Ms. Barnett advised the Board members that she is seeking to install a driveway on her property.

There is a Dogwood tree located on her property that has been damaged from the storms and will need to be removed.

The trees at the curb will need to be replaced. Ms. Barnett was advised that she would need input from the Shade Tree Commission prior to planting anything new.

The proposed curb needs to be the City's standards.

Maura Fennessy made a motion to deem this application complete with conditions listed in Thomas Cundey's letter dated August 25, 2011 (attached). Fred Eisenger seconded the motion. A unanimous roll call vote in favor of the motion was taken by all eligible members able to vote.

MOTION CARRIED.

Ayes: J. Leyman, P. Mackey, P. Pittore, F. Eisinger, M. Fennessy, K. Dunn.
Nay:
Abstained:
Recused:

202 North Union Street, Block 1008 Lot 21 Site Plan Approval

The applicant is seeking approval from the Board for a Site Plan Approval to allow for a residential apartment on the third level of the building.

The previous owner of this property has already obtained approval from the Board for a mercantile business on the first and second levels. The third level has been approved for an artist's studio.

The property is located in the R-2 Zone in the City of Lambertville. The Board has approved applications in the R-2 Zone in the recent past that had an accessory apartment.

The proposed apartment would be at market rate, not low to moderate.

There is a possibility that a variance may be required with this application.

The proposed apartment will have two bedrooms and the floor plan will be mostly open.

There is an existing elevator that is located in a vestibule. This will be the main entrance to the apartment.

A new door will be installed at the side of the building. Currently there is a door that is used by the showroom. They will continue to use that door.

Phil Mackey made a motion to deem this application complete. Fred Eisinger seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

MOTION CARRIED.

A public hearing is scheduled for September 29, 2011

Ayes: P. Mackey, P. Pittore, F. Eisinger, K. Dunn.
Nay:
Abstained: J. Leyman and M. Fennessy.
Recused:

PUBLIC HEARING

250 South Franklin Street, Block 1057 Lot 3, Steep Slope Disturbance

The applicant, Nancy Anderson, was present at the meeting. Ms. Anderson is the owner of the property. At this time the house is inhabitable. She currently resides at 306 North Union Street, Lambertville NJ.

Mr. Shurts swore Ms. Anderson in.

Mr. Shurts reviewed the Proof of Insertion that was submitted by the applicant. He found that to be satisfactory. However, there was no Affidavit of Service or list of property owners. He advised Ms. Anderson that she would need to provide that information. This will be a condition of her approval.

Steve Parker, the applicant's engineer was also present at the meeting. He was sworn in by Mr. Shurts.

Mr. Parker's office is located at 370 East Main Street in Somerville NJ.

Mr. Parker stated that he was familiar with the process of preparing an Affidavit of Service and that he would assist Ms. Anderson.

There will be some grading, landscaping and a new driveway located on the property.

The property is located in the R-L Zone and is a triangle shape.

Mr. Parker stated the grading will help with the water damage to the dwelling in the future.

The proposed driveway will accommodate three cars plus a turnaround area so that the applicant does not have to back onto South Franklin Street.

Ms. Anderson intends to add new a terrace and fill the existing pool in. Mr. Parker stated that the new terrace would help slow the flow of the runoff.

The removal of existing trees is necessary due to the lack of care they have received in the past. She will be planting a River Birch, Fruit Tree and vegetable garden on the property.

To the south side of the property, Ms. Anderson is proposing to remove additional trees to allow light for her proposed solar system.

The driveway will have stone and will not be blacktopped.

The existing brick for the patio will be incorporated in the new patio, which will be smaller then the existing one.

Mr. Parker stated that they are proposed 2,000 gallon cistern that will be fed by the runoff from the roof.

Ms. Anderson stated that the existing piping on the property was never installed properly. The cesspool on the property is in working order but needs to have it cleaned and the proper cover installed.

Ms. Anderson testified that business will not be conducted on the site.

The proposed pipe that will go across the driveway will conform to the City's plans on South Franklin Street

There are conditions associated with the approval of this application. They are as followed: 1) A more detailed landscape plan, 2) Soil Erosion Permit, 3) Affidavit of Service.

Phil Mackey made a motion to grant the variance request. Maura Fennessy seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

Ayes: J. Leyman, P. Mackey, P. Pittore, F. Eisinger, M. Fennessy and K. Dunn.

Nay:

Abstained:

Recused:

PAYMENT OF BILLS

Phil Mackey 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.

PUBLIC PARTICIPATION

None

ADJOURNMENT

The meeting was adjourned at 9:25 pm.

Respectfully submitted,

Pat Pittore
Vice Chairman

Crystal Lawton
Administrative Officer

REMINGTON & VERNICK ENGINEERS AND AFFILIATES

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August 25, 2011

City of Lambertville
Zoning Board of Adjustment
Dave Moraski, Chairman
18 York Street
Lambertville, NJ 08530-2093

Attention: Crystal Lawton, Secretary

Re: Variance - Completeness Review
Patricia Barnett
51 Ferry Street
Block 1045, Lot 10

Dear Board Members:

We have received a Variance application submission, received on August 22, 2011, consisting of the following:

Sheet	Title	Date
A-2	Plans	08-10-11
A-2	Elevations	08-10-11
----	Plan of Survey	01-26-95

Sheets A-2 were prepared by Studio Tagland Designs, LLC, 3 West Delaware, Beach Haven Terrace, New Jersey 08008, (609) 361-8128. The plans should be signed and sealed.

The Plan of Survey was prepared and signed by Ezra Golus, P.E., L.S., Louis Lehman, P.A., 1901 North Olden Avenue, Trenton, New Jersey.

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I. GENERAL INFORMATION

Applicant/Owner: Patricia Barnett
51 Ferry Street
Lambertville, NJ 08530
(609) 883-5335

Proposal: Applicant proposes to install a driveway on their residential property, and the installation would require two (2) exceptions to the Zoning Ordinance.

Zoning: R-2

II. SUBMISSION INFORMATION

The requirements for completeness are included in Sections 516.5 and 516.6 of Lambertville's Ordinance. Since the improvement and site plan are very minor in nature, most of the requirements do not apply to the plan. The plans require the following to be deemed complete. The requirements can be waived or the plan approved conditionally complete by the Board until the requirements are submitted or satisfied:

- The plan must be signed by an architect or engineer as per Section 516.5. The plan has the title block of the firm and architect, but the signature is not affixed.
- The distance between the adjacent off-site sidewalk and property line and proposed driveway must be given.
- The existing front and side yard distances must be given. The rear yard distance is required, but it does not effect the application so the Board can waive this requirement if desired.
- Construction details for the curb, driveway apron, and driveway are needed.
- Material types and colors on the proposed porch addition.

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If you have any questions concerning the above, please do not hesitate to call.

Sincerely yours,

REMINGTON, VERNICK & ARANGO ENGINEERS, INC.



Thomas E. Cundey, P.E., C.M.E.

TEC/mcb

cc: Patricia Barnett
Ezra Golus, P.E., L.S.
Studio Tagland Designs, LLC
Eric Goldberg, Esq.
William Shurts, Esq.
Ken Rodgers, Construction Code Official

