

**City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, February 3, 2021**

The meeting was called to order by Board Chairman, Paul Kuhl at 7:00 p.m. with a statement of compliance with the Open Public Meetings Act.

The following statement was read into the record.

This meeting is being held in compliance with the Open Public Meetings Act with the Annual Notice advertised in Trenton Times; the meeting notice was provided to the Hunterdon County Democrat and Trenton Times, sent to department heads, members of the listserv and was posted on the glass doors of the elevator entrance at City Hall. The meeting agenda was posted on the Bulletin Board at City Hall, on the City's website at www.lambertvillenj.org.

This session will be recorded using Zoom.

Roll Call

Mrs. Lawton called the roll as follows:

Present: John Miller, Kevin Romano, Sarah Gold, Zac Anglin, Stephanie Moss, Marleina Ubel, Kate Millsaps, Councilman Sanders, Paul Rotondi, Paul Kuhl and Mayor Fahl.

Absent:

Also Present: Attorney Stewart Palilonis, Board Engineer Douglas Rossino and Board Planner Emily Goldman were present at the meeting.

APPROVAL OF MINUTES – January 20, 2021

John Miller made a motion to approve the January 20, 2021 minutes as submitted. Councilman Sanders seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. **MOTION CARRIED.**

APPROVAL OF RESOLUTION

80 Wilson Street
Block 1054 Lot
Talbot Homes, Inc.

Mayor Fahl made a motion to approve the resolution for a one-year time extension. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. **MOTION CARRIED.**

RESOLUTION APPROVAL

February 3, 2021
Planning Board Meeting

51 Bridge Street and 40 Ferry Street
Block 1042 Lots 25 and 26

Sarah Gold made a motion to approve the resolution, as submitted. Mayor Fahl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kate Millsaps, Councilman Sanders and Paul Rotondi were abstained from voting. MOTION CARRIED.

APPROVAL OF RESOLUTION

65 Wilson Street
Block 1053 Lots 2 and 3
Final Major Subdivision

John Miller made a motion to approve the resolution, as submitted. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Marleina Ubel, Kate Millsaps, Councilman Sanders and Paul Rotondi were abstained from voting. MOTION CARRIED.

COMPLETENESS

39 Ferry Street
Block 1045 Lots 4
Major Subdivision & Site Plan Approval

In attendance on behalf of the applicant were Neil Yoskin, the applicant's attorney and David Plante, the applicants engineer.

Doug Rossino referenced the DRC letter dated October 19, 2020 and stated that recommended waivers for Checklist No. – Preliminary Major Subdivision Approval, items two and three, as digital copies were provided by the applicant.

Recommended temporary waivers for checklist number two, item twelve; still need to provide the copy of the DEP easement.

Recommended partial waivers for checklist number two, item 15 due to scan, provided better scale, 17e topography, 20 chart needs to be added to plans, 23 providing 200' list, 24 scale, provided better scale, 35 signature block on the plans for the county on the final subdivision plans

Checklist #4 Preliminary & final site plan

Recommended waivers for checklist item 2-3, provided digital copies.

15 partial waiver due to scale
17b & c waivers provided better contours
17e waiver topographic information
23 partial waiver for providing 200' list
24 partial waiver for scale.

Mayor Fahl made a motion to grant the recommended waivers. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

Kevin Romano made a motion to deem the application complete. Mayor Fahl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC HEARING

39 Ferry Street
Block 1045 Lots 4
Major Subdivision & Site Plan Approval

In attendance were attorney Neil Yoskin, David Plante, P.E., P.P. and Matthew Piotrowski, A.I.A.

Mr. Palilonis stated that proof of mailing, certified mailing list and affidavit of publication were not reviewed, however, the Mr. Kuhl stated that he was comfortable proceeding with the public hearing and he will review the documents thoroughly.

The proposed application is for the construction of three townhouses, located on four lots. The fourth lot is proposed Lot 4 which is the lot that is to be maintained by the HOA. The lot contains the sliver between Lots 6 and 7 but also includes the entire area in the rear of the site behind proposed Lot 4.01 through existing Lot 6, which includes the driveway off of Ferry Street, the parking area in the rear of the proposed units, the creek, floodplain area, and conservation area. All shared utilities, driveway and parking space will be located on this lot.

The property is located in the Residential 2 zone area within the City of Lambertville. There is also a 9,000 square foot conservation easement, adjacent to the creek.

This application was previously approved in 2009 and expired 2014. The applicant did not move forward due to difficulties with NJ DEP approval. Since then, the approval of the stream encroachment permit has been issued and is in effect.

David Plante, Site Civil Engineer was sworn in as an expert witness.

Exhibit A-1 Existing Features Plan, produced by Mr. Plante. This plan shows the property as it exists today. There is approximately one-half acre.

The prior use was a single-family detached dwelling with an access driveway. The dwelling has since been demolished. However, a majority of the property is vegetation with existing pavers that have not been removed.

There is a mild slope, six-feet below Ferry Street and a retaining wall along Ferry Street. The existing gravel driveway to the property provides for eight parking spaces, the City requirement is seven.

The entire site is located in the 100-year flood plain. There are two stream buffers that exist; however, no wetlands are located on the property.

Storm water management will be provided on site.

The driveway currently encroaches into the stream water. The applicant's professionals testified that there would be no further disturbance or development in this area. lot arrangement with proposed improvements.

The three proposed units are approximately 1,215 square feet, each will have a front porch and a rear deck. The rear deck will have a privacy wall. There are two parking spaces per unit.

Curved driveway next to parking spaces there will be provisions made for access of the rear yard by the property owner of Lot 43 with an easement.

There is pedestrian access from the homes for each of the end units. The middle unit will have an easement for access to the walkways.

The existing retaining wall is to remain as is, unless during development adjustments need to be made.

No parking is proposed under the units. Each unit will have a fenced in area with separation from the neighbors.

John Miller wanted to go on the record to state that porous pavement is a better option for material to be used on the driveway.

At this time the meeting was opened up for public comment:

Robert Jordan-South Union Street – environment concerns, flooding, suggested decreasing depth of the units.

Denise Jarvis, Ferry Street – Please to see the property being developed, would like to see windows on the side, look less industrial, change trim colors.

Vivian Bevich, Ferry Street – Out of color with neighborhood, looks squeezed in, dislikes the colors.

Audrey Byrnes, Ferry Street – Development will impact her view, sun garden, asked about an easement for access to property.

February 3, 2021
Planning Board Meeting

John Woods, Ferry Street – Stated he was involved in the original application with developers, an easement was granted in writing for access to the property.

Sarah Gold made a motion to close public comment. Mayor Fahl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

Mayor Fahl suggested taking another look at the size of the proposed porches, as they are inconsistent with the surrounding properties.

Additional research is needed to determine if an easement has already been filed for access to the property. It was determined to carry the meeting to March 3, 2021, no further public notices are required.

Councilman Sanders made a motion to carry the meeting. Zac Anglin seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

RECOMMENDED ORDINANCE CHANGE

This has been carried to our March 3, 2021 meeting.
No action was taken.

PUBLIC COMMENT

No public comment.

Mayor Fahl made a motion to close public comment. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

GENERAL BOARD BUSINESS

None.

PAYMENT OF BILLS

Sarah Gold made a motion to pay bill, so long as funding is available. Councilman Sanders seconded the motion. A unanimous roll call vote was taken by all members present. MOTION CARRIED.

ADJOURNMENT

Mayor Fahl made a motion to adjourn the meeting at 10:15 pm. Sarah Gold seconded the motion. A unanimous voice vote in favor of the motion was taken in favor of the motion by all members present. MOTION CARRIED.

February 3, 2021
Planning Board Meeting

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Paul Kuhl", written over a horizontal line.

Paul Kuhl
Chairman

A handwritten signature in cursive script, appearing to read "Crystal Lawton", written over a horizontal line.

Crystal Lawton
Administrative Officer