

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES**

Thursday, September 29, 2022

The meeting was called to order by Board Chairperson, Pasquale 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: Fred Eisinger, Christine Peluso, Bill Neeley, Kevin Brady and Pat Pittore, Jane Wesby, Paul Bernstein & Brian Kelly.

Absent: Bill Pisarra.

Also Present: Board Attorney Stewart Palilonis, Attorney, Board Engineer Doug Rossino and Alternate Board Planner Michael Sullivan.

APPROVAL OF MINUTES – August 25, 2022

No action was taken.

RESOLUTION

81 York Street
Block 1083 Lots 3 & 4
Variance - New Driveway

Christine Peluso made a motion to approve the resolution, with minor amendments. Bill Neeley seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Jane Wesby, Paul Bernstein and Brian Kelly abstained from voting. MOTION CARRIED.

RESOLUTION

15-17 Bridge Street
Block 1040 Lot 1
Variance Flood

Fred Eisinger made a motion to approve the resolution, as submitted. Kevin Brady seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Jane Wesby, Paul Bernstein, Bill Neeley and Brian Kelly abstained from voting. MOTION CARRIED.

PUBLIC HEARING

240 South Main Street
Block 1048 Lot 56, 60 & 61
Variance

Mr. Pape stated that they are not prepared to move forward with additional testimony at the meeting. They are working with a geologist, however, they were not available for this meeting and updated plans have not been produced.

However, the applicant did provide updated plans at the meeting, dated September 29, 2022, labeled Site Rendering & Existing/Proposed Disturbance.

A total of ten additional on-street parking spaces have been included on the plans. This is in addition to the twelve on-site parking spaces previously discussed. There were questions as to whether the City Council would need to grant approval for the location of these spaces and if they would need to comply with street sweeper regulations.

The applicant has also met with Chief Barlow regarding emergency access to the building and will provide correspondence for the Board.

Mr. Bernstein asked questions regarding the drainage and how that will be taken into consideration if the project were to be approved. The applicant's professionals stated that they are proposing a retaining wall to be constructed to the rear of the structure, however, a full calculation has not yet been conducted.

Mr. Brady asked about the volume of bedrock to be removed during construction. The applicant stated that depending on the height approximately eight-feet into the existing rock. They also confirmed that they will not be blasting the mountain side.

The Board members voiced their concern that traffic study did not include the full tenant fit out of the property at 287 South Main Street. The applicant will conduct a full assessment and provide their findings to the Board.

At this time, the meeting was opened to the public for comments:

Joe Mullane, S. Franklin Street - Parking concerns.

Jeffery, S. Franklin Street - Location of retention pond, will all the units have decks/patios, trash enclosure location.

Sandy Hanna, S. Franklin Street - Asked about depth of building, how will the existing trees be affected.

Larry Imhoff, Liberty View Court - In favor of on-street parking spaces, nice design being proposed, looking forward to seeing the completed project.

Jeff, Wilson Street - Asked about the slope calculations in the area.

Karen Mintz, S. Franklin Street - Asked about the effect on surrounding wells and what recourse property owners have if the wells are damaged due to development of this site.

The Board and the applicant agreed to carry the public hearing to the October 27, 2022 meeting, with no further notices required on behalf of the applicant.

Fred Eisinger made a motion to carry the application to the October meeting. Jane Wesby seconded the motion. A roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

GENERAL BUSINESS

None.

PUBLIC COMMENT

None.

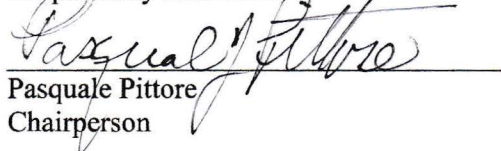
PAYMENT OF BILLS

Christine Peluso made a motion to pay bills, so long as funding was available. Jane Wesby seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

Fred Eisinger made a motion to adjourn the meeting at 8:36 pm. Brian Kelly seconded the motion. A unanimous voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,



Pasquale Pittore
Chairperson



Crystal Lawton
Administrative Officer