

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR & REORGANIZATION MEETING MINUTES
Thursday, February 23, 2023**

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

OATHS OF OFFICE

Mr. Salmon administered the Oath of Office to returning Board member - Jane Wesby.

ROLL CALL

Mrs. Lawton called the roll as follows:

Present:

Fred Eisinger, Jane Wesby, Bill Neeley, Brian Kelly, Kevin Brady and Pat Pittore.

Absent:

Christine Peluso, Paul Bernstein and Bill Pisarra.

Also Present: Board Attorney Scott Salmon and Board Engineer Doug Rossino.

APPROVAL OF MINUTES – January 26, 2022

Kevin Brady made a motion to approve the meeting minutes, as submitted. Fred Eisinger seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members able to vote. MOTION CARRIED.

COMPLETENESS

320 North Main Street
Block 1003 Lot 14

The application has been recommended for completeness by the Board Professionals. Doug Rossino stated that the following waivers were recommended. Checklist # 6D, a waiver is recommended for the missing tax map sheet on the plans, 6H, a temporary waiver is recommended for the anchoring of the building, 6L, a waiver is recommended for providing the information for the lowest floor elevation.

Fred Eisinger made a motion to deem the application complete based on the recommendations of the DRC. Jane Wesby seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC HEARING

320 North Main Street
Block 1003 Lot 14

Phillip Faherty was present on behalf of the applicant, along with Michael Burns, the applicant's architect.

Mr. Burns stated that the building is constructed of concrete block and there is not an option for anchoring the building. He also stated that there was no structural damage to the building during Hurricane IDA.

The applicants have been working on renovating the building and have made modifications to the building to include some flood proofing material that has been used, all exterior walls that previously had holes were filled in and the interior of the structure was updated to include flood proof materials.

All but one of the HVAC units have been elevated two-feet above base flood elevation levels. However, the one unit is only one-foot above the base flood elevation.

The existing window sills are also above the base flood elevation, however, the three existing doors are below the base flood elevation.

Bob Miller, a member of the American Legion, addressed the Board and advised that the existing crawl space has been sealed off, they have installed spray foam insulation under the sub-floor, new exterior doors have been installed and that during the flood the windows were not affected.

Jane Wesby made a motion to grant the variance, as submitted. Kevin Brady seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

GENERAL BUSINESS

None

PUBLIC COMMENT

None.

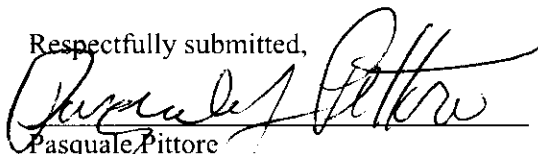
PAYMENT OF BILLS

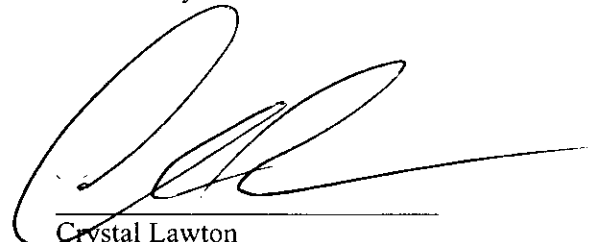
Kevin Brady made a motion to pay bills, so long as funding was available. Jane Wesby seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

Fred Eisinger made a motion to adjourn the meeting at 7:54 pm. Jane Wesby seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,


Pasquale Pittore
Chairman


Crystal Lawton
Administrative Officer