

**PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Wednesday, October 7, 2015**

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

Roll Call

Mrs. Lawton called the roll as follows:

Present: Tim Korzun, Paul Kuhl, Mayor DelVecchio, Steve Stegman, Dave Morgan, Derek Roseman, Ken Rogers, Gina Fischetti, Michael Biase.

Absent: John Miller, Gene Davis.

Also Present: Attorney William Shurts, Engineer Pete McCabe, and Planner Emily Goldman.

APPROVAL OF MINUTES – September 2, 2015

Derek Roseman made a motion to approve the September 2, 2015 meeting minutes, with minor changes. Paul Kuhl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

PUBLIC HEARING – “Area in Need of Redevelopment”

Block 1073 Lots 1, 3, 6, 7, 8, 9, 10, 11, 32, 33 and 33.01

Block 1090 Lots 4 and 5

Block 1091 Lots 1 and 1.01

Emily Goldman was sworn in by William Shurts as an expert witness.

Ms. Goldman presented the Board and the public with a presentation regarding her preliminary investigation for the areas in need of redevelopment.

The presentation outlined the history of the property and the current condition of the property as it stands today.

In May of 2001 a preliminary investigation was adopted by the Planning Board. The Governing Body designated the areas in need of redevelopment.

In November of 2003, Connaught Hill Redevelopment Plan was adopted by the Governing Body. The redevelopment plan is consistent with the Master Plan for the City of Lambertville.

There is approximately twenty acres in need of redevelopment.

The City Council will hold a public hearing for the Redevelopment plan on October 21, 2015.

Dave Morgan made a motion to approve resolution 09-2015, as submitted. Paul Kuhl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

PUBLIC HEARING

57 Bridge Street
Block 1042 Lot 28
Lambertville Hall Foundation

Richard Mongelli, the applicant's attorney, was present at the meeting, as well as Michael Burns and Courtney Haviland, from Michael Burns Architect.

Both Mr. Burns and Ms. Haviland were sworn in by Board Attorney Mr. Shurts. In addition, Alex Fraser, the Producing Director and Hester Kamin, the Director of Education for the Bucks County Play House, were sworn in by Mr. Shurts.

Mr. Shurts marked the application as exhibit A-1 and the Affidavit of Service as exhibit A-2. The Power Point presentation was marked as exhibit A-3. The presentation had a total of fourteen pages and reflects the August 12, 2015 changes.

The prior application submitted to the Zoning Board of Adjustment was withdrawn in 2013 and a sub-committee was formed in September 2014.

In November 2014, the applicant appeared before the Planning Board for a limited occupancy use due to life safety issues. The request was granted and the applicant was approved for a total of 49 occupants in the building.

The subcommittee met in October 2014 to discuss the requirements needed in order to increase the occupancy and use of the building. The applicant and its professionals also met with the Construction Official, Ken Rogers, to discuss what was needed in order to bring the building up to codes regarding life safety issues.

The applicant moved forward with preparing plans to upgrade the building. In September of 2015, the applicant met with the neighbors to discuss the new plan and received positive feedback, according to the applicant.

The new plan would expand the use of the building to include rehearsals for plays being performed at the Bucks County Playhouse, education classes and small limited performances.

Mr. Stegman asked about the parking situation and the occupancy increase. Mr. Burns stated that the Board previously grandfathered thirty parking spaces to the building based on its prior use, therefore, the occupancy is limited to one hundred and fifty person's total, including staff and guests.

If the office space is being used on the same day as a planned event, then the amount of attendees for that event would be limited to meet the occupancy permitted.

Ms. Haviland proceeded with her presentation for the public. She stated that the entire property is now located within the Central Business District and approval for the new handicap accessible ramp was reviewed and approved by the Historic Preservation Commission. The proposed egress stairs to the rear of the building were also approved by the Historic Presentation Commission.

The applicant is proposing the installation of an elevator that will reach each floor level. They are also proposing to upgrade the existing bathrooms to conform with the requirements of a barrier free bathroom.

No additional lighting is proposed on the building that faces Bridge Street, however, each entry door at the rear of the building will have new gooseneck lighting installed, which will be shielded by the stair enclosure.

The building does not have a working kitchen and therefore no food will be served on premises, except for the possibility of desserts during events.

Mr. Stegman asked if there is a possibility of having events catered and Mr. Burns stated that they are not interested in having events catered and are hopeful to reach out to the local restaurants if they need to.

Mr. Korzun asked about the second set of proposed stairs to the rear of the property and Mr. Burns advised that the stairs have since been removed from the project.

This application does not require a parking variance.

TESTIMONY:

Alex Fraser: Mr. Fraser stated that he began working at the Bucks County Playhouse in 2014 and that there is not enough room for rehearsals, workshops, or small productions.

Mr. Fraser stated that they would like to see this building be used for community events, such as, the first Friday of each month an art show would be available to the public showcasing local artists. He even stated that the building could be used for meetings or Christmas parties.

Mayor DeVecchio applauded the applicant for the changes made with this new application and for also meeting with the neighbors prior to appearing before the Board.

Hester Kumin: Ms. Kumin stated that there are currently fifteen different programs that they offer for ages eight to eighty years old.

Ms. Kumin stated that she would like to see more programs geared toward the children, like storytelling, small children plans, etc.

Ken Vaughan: Mr. Vaughan stated that he was concerned about the increased parking issues and that his tenants have a difficult time finding a parking spot as it is now. Increasing the use of the building will make matters worse, in his opinion.

Mr. Vaughan did state that he was in favor of the proposed plan and use of the building.

Mayor DeVecchio made a motion to grant the approval for the Preliminary and Final Site Plan approval as discussed at the Public Hearing. Derek Roseman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

Steve Stegman made a motion to grant approval for the Pre-Existing, Non-Conforming conditions of the property. Dave Morgan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

PAYMENT OF BILLS

Derek Roseman made a motion to pay bills, so long as funding was available. Dave Morgan seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

Dave Morgan made a motion to adjourn the meeting at 9:00 pm. Derek Roseman seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,

Timothy Korzun
Chairman

Crystal Lawton
Administrative Officer