

**ZONING BOARD OF ADJUSTMENT  
CITY OF LAMBERTVILLE  
REGULAR MEETING MINUTES  
February 28, 2013**

The meeting was called to order by William Shurts, 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: Phil Mackey, Pat Pittore, Fred Eisinger, Georg Hambach, Maura Fennessy arrived at 7:32 pm.

Absent: Dave Moraski, Sara Scully and Kate Dunn.

Also Present: Attorney William Shurts, Planner Emily Goldman and Engineer Tom Cundey.

**APPROVAL OF MINUTES – January 31, 2013**

Phil Mackey made a motion to approve the January 31, 2012 meeting minutes as submitted. Georg Hambach seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Fred Eisinger and Mara Fennessy were abstained from voting.

MOTION CARRIED.

**APPROVAL OF RESOLUTION # 1-2013**

64 FERRY STREET, BLOCK 1042 LOT 6

**MOTION TO APPROVE RESOLUTION 1-2013**

Phil Mackey made a motion to approve resolution 1-2013 as submitted. Georg Hambach seconded the motion. A unanimous roll call vote was taken in favor of the motion by all members present. Fred Eisinger and Maura Fennessy were abstained from voting.

MOTION CARRIED.

**COMPLETENESS – 49 BRIDGE STREET BLOCK 1042 LOT 24**

Larry Wohl, the applicant's attorney, and Michael Burns, the applicant's architect were present at the meeting.

Mr. Wohl advised the members that he amended the application to include an additional variance request per section 404.5 of the Lambertville Zoning Ordinance regarding the height requirement for an accessory building. This was at the suggestion of the Board Planner, Emily Goldman.

Mr. Shurts inquired about the changes to the building and whether it would still remain an accessory building if the applicant were to add a second story. Ms. Goldman stated that it would still be considered an accessory building.

Mr. Shurts also asked Larry Wohl if the proposed apartment would be intended for COAH. Mr. Wohl responded that it would be considered a market unit and not a COAH unit. He also stated that he would go into more detail at the public hearing regarding this matter.

February 28, 2013 Regular Meeting

A public hearing is scheduled for March 28, 2013 at 7:30 at the Justice Center, 25 South Union Street, Lambertville NJ.

**MOTION:** Maura Fennessy made a motion to deem this application complete and schedule a public hearing for March 28, 2013. Georg Hambach seconded the motion. A unanimous vote in favor of the motion by all members present.  
**MOTION CARRIED.**

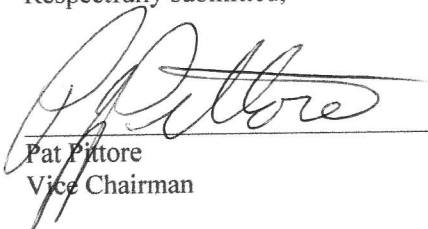
**PAYMENT OF BILLS**

**MOTION:** Maura Fennessy made a motion to pay bills so long as funding is available. Georg Hambach seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.  
**MOTION CARRIED.**

**ADJOURNMENT**

Phil Mackey made a motion to adjourn the meeting at 7:47 pm. Maura Fennessy seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.  
**MOTION CARRIED.**

Respectfully submitted,

  
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Pat Pittore  
Vice Chairman

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Crystal Lawton  
Administrative Officer