

**ZONING BOARD OF ADJUSTMENT  
CITY OF LAMBERTVILLE  
REGULAR & REORGANIZATION MEETING MINUTES  
Wednesday, January 25, 2018**

The meeting was called to order by Board Attorney, Stewart Palilonis, 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: George Hambach, Kate Dunn, John Woods, Marcus Rayner, Jane Wesby, Scott Consoli, Pat Pittore and Madeline Urbish.

Absent: Fred Eisinger.

Also Present: Board Attorney Stewart Palilonis, Board Planner Emily Goldman and Board Engineer Paul La Pierre.

**APPROVAL OF MINUTES**

**November 3, 2017**

John Woods made a motion to approve the 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. Marcus Rayner was abstained from voting.  
MOTION CARRIED.

**December 7, 2017**

Georg Hambach made a motion to approve the meeting minutes, as submitted. Madeline Urbish seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Marcus Rayner was abstained from voting.

**OATHS OF OFFICE**

Mr. Palilonis gave the Oath of Office to Kate Dunn and Scott Consoli.

**ELECTION OF BOARD CHAIRMAN**

Motion to Nominate Pat Pittore for Board Chairman

Georg Hambach made a motion to nominate Pat Pittore as Zoning Board of Adjustment Chairman for the City of Lambertville. John Woods seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

**ELECTION OF BOARD VICE CHAIRMAN**

Motion to Nominate Georg Hambach for Vice Board Chairman

John Woods made a motion to nominate Georg Hambach for Vice Board Chairman for the Lambertville Zoning Board of Adjustments. Jane Wesby seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

**APPROVAL OF THE 2018 MEETING SCHEDULE**

The Zoning Board of Adjustment meetings are held on the last Thursday of every month at 7:30 pm, at the Justice Center located at 25 South Union Street, unless otherwise noted.

The Zoning Board of Adjustment will combine both the November and December meetings. The meeting date will be November 30, 2018.

**COMPLETENESS**

Conditional Use & Site Plan Waiver  
50 North Main Street  
Block 1081 Lot 10  
CJW Ventures, LLC

Richard Mongeili and Michael Burns were present at the meeting. An application was submitted to the Board for approval to convert an existing structure with a commercial use on the first floor and residential on the second floor to a complete residential structure.

The lower level was previously a motorcycle shop for many years. The new owners would like to convert the first floor to an apartment, while also leaving the second floor an apartment.

At this point there are no proposals for any site work changes or alterations.

The application requires a parking variance for the new change.

The letter from the Board Engineer dated January 17, 2018 was reviewed at the meeting. All items seem to be satisfactory and a public hearing will be scheduled for February 22, 2018 at 7:30 pm at 25 South Union Street.

Georg Hambach made a motion to deem the application complete. John Woods seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

**PUBLIC HEARING**

Use Variance and Site Plan Waiver  
287 South Main Street  
Block 1055.01 Lot 8  
David Zatuchni

The application before the Board was deemed complete at our November meeting. Mr. Palilonis reviewed the legal notices and found them to be satisfactory. The Zoning Board of Adjustment has jurisdiction to hear this application.

James Kyle, Eric Rupnarain and David Zatuchni were sworn in as expert witnesses. Mr. Zatuchni is the owner of 287 South Main Street and has submitted an application to the Board to convert a three-story commercial building into residential.

Mr. Zatuchni and his wife plan to relocate from their current location and live here in Lambertville. David also has a law office located on the property.

Although Mr. Zatuchni is an attorney, he did not represent himself before the Board.

Plans were submitted showing that the first level will have office space and the second and third levels will be the living space. However, after receiving the Board Professionals review letters, it was agreed that the option for a home office will be removed from the application. Modified plans will be submitted.

The property is located in the C-2 Zone in the City of Lambertville. Residential uses are not permitted therefore a D-1 Variance is required.

The property is also located within the flood zone. Mr. Zatuchni stated that in the time he has owned the property, since 2008, this particular building has never had flood damage.

The applicant will have to comply with all flood regulations regarding renovations.

There are two existing apartments in the main building on this lot. However, it was unknown as to when the apartments were put into existence. The Board members discussed this briefly and determined that this is a pre-existing, non-conforming use and that the new resolution will note the existing apartments on the property. The applicant is not required to obtain additional approval.

The property has a large parking area and with the proposed changes, the new use will decrease the parking requirements.

Since the lot is rather large there is no concern for access for emergency vehicles.

Mr. Zatuchni stated that the Public Works Department currently comes onto the property to retrieve the trash and that will continue to occur.

#### **USE VARIANCE**

John Woods made a motion to grant the use variance with the condition that the applicant follows the flood requirements. Jane Wesby seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

#### **SITE PLAN WAIVER**

Georg Hambach made a motion to grant the Site Plan Waiver and Design Exception for the conversion of dwellings. Scott Consoli seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

#### **PAYMENT OF BILLS**

Georg Hambach made a motion to pay bills, so long as funding was available. Kate Dunn seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

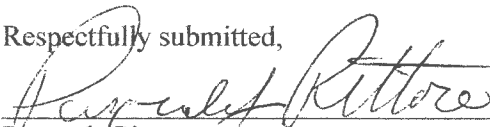
MOTION CARRIED.

**ADJOURNMENT**

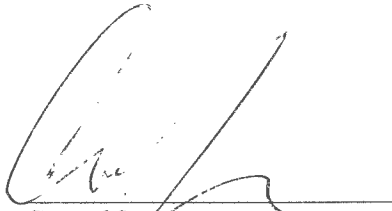
Georg Hambach made a motion to adjourn the meeting at 8:45 pm. Kate Dunn seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.

MOTION CARRIED.

Respectfully submitted,



Pasquale Pittore  
Chairman



Crystal Lawton  
Administrative Officer