

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Wednesday, March 29, 2018**

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.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Pat Pittore, Fred Eisinger, John Woods, Marcus Rayner, Jane Wesby.

Absent: Georg Hambach, Kate Dunn, Scott Consoli, Maddie Urbish

Also Present: Board Attorney, Stewart Palilonis, Board Planner Emily Goldman and Alternate Board Engineer Sam Agresta.

APPROVAL OF MINUTES

February 22, 2018

Jane Wesby made a motion to approve the meeting minutes, as submitted. John Woods seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Fred Eisinger and Marcus Rayner were abstained from voting.

MOTION CARRIED.

COMPLETENESS

Variance & Site Plan Waiver
32 Ferry Street
Block 1042 Lot 17
Harry Young

Michael Burns was present at the meeting on behalf of the applicant. An application was submitted for a C-Variance and a Site Plan Waiver.

The property is located at 32 Ferry Street and is an existing two-story dwelling, with a non-conforming lot. The applicant wishes to construct a second level deck on existing trellis.

A review letter from Remington and Vernick was submitted by Paul LaPierre. The project will require a bulk variance for both side yard setbacks and lot coverage.

Mr. Burns stated that he will provide additional documentation at the public hearing, which will be held on April 26, 2018.

Marcus Rayner made a motion to deem the application complete and schedule the public hearing. Fred Eisinger seconded the motion. A unanimous roll call vote was taken in favor of the motion. John Woods was recused from voting on this application.

MOTION CARRIED.

March 29, 2018
Planning Board Meeting

COMPLETENESS

Steep Slope Disturbance
184 York Street
Block 1002 Lot 78
James McHenry

Present at the meeting was the property owner, James McHenry and his architect, Gary O'Connor. Mr. McHenry owns the property located at 184 York Street. The dwelling is currently being renovated and Mr. McHenry is proposing additions to the structure.

Since the property is located within the steep slope area of York Street, a relief is required. It should be shown on the record that the original application submitted included an addition that would be built in the right of way. However, the applicant is eliminating that option at this time due to previous approvals required to obtain that approval.

The Board is acting on the steep slope and side yard setback relief at this time.

The applicant is proposing an addition over the existing portion of the dwelling, a two-story staircase and foyer.

John Woods made a motion to deem the application complete with a note stating that the construction in the right of way was eliminated from this decision. Marcus Rayner seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

PAYMENT OF BILLS

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

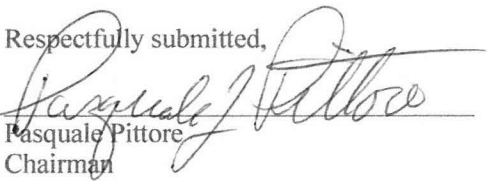
MOTION CARRIED.


ADJOURNMENT

Marcus Rayner made a motion to adjourn the meeting at 8:24 pm John Woods 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