

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR & REORGANIZATION MEETING MINUTES
Thursday, January 31, 2019**

The meeting was called to order by Alternate Board Attorney, Tim Korzun, at 7:30 p.m. with a statement of compliance with the Open Public Meetings Act.

OATHS OF OFFICE

Mr. Korzun gave the Oath of Office to Pat Pittore, Jane Wesby, Madeline Urbish and Christine Peluso

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. Fred Eisinger seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

Motion to Close Nominations for Board Chairman

Jane Wesby made a motion to close the nominations for Board Chairman. Kate Dunn seconded the motion.

MOTION CARRIED.

ELECTION OF BOARD VICE CHAIRMAN

Motion to Nominate Georg Hambach for Vice Board Chairman

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

MOTION CARRIED.

Motion to Close Nominations for Vice Board Chairman

Kate Dunn made a motion to close the nominations for Vice Board Chairman. Fred Eisinger seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

ROLL CALL

Mrs. Lawton called the roll as follows:

Present: Fred Eisinger, Georg Hambach, Marcus Rayner, Jane Wesby, Maddie Urbish, Pat Pittore, Kate Dunn and Christine Peluso.

Absent: Scott Consoli.

Also Present: Board Alternate Attorney Tim Korzun, Board Planner Emily Goldman and Board Engineer Paul LaPierre.

APPROVAL OF MINUTES – November 29-2018

Georg Hambach 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.

APPROVAL OF THE 2017 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 October meeting may be changed to an alternate date. This will be discussed at a later time.

The Zoning Board of Adjustment will combine both the November and December meetings. The meeting date will be December 5, 2019.

Fred Eisinger made a motion to approve the 2019 Zoning Board of Adjustment Meeting Schedule with changes as discussed. Georg Hambach seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

APPROVAL OF RESOLUTION 1-2019

Georg Hambach made a motion to approve resolution 1-2019, 287 South Main Street. 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.

APPROVAL OF RESOLUTION 2-2019

Georg Hambach made a motion to approve resolution 2-2019, 39-41 Bridge Street. 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 – Conditional Use & Bulk Variances

25 South Main Street
Block 1045 Lots 11 and 19
Hibernia Apartments, LLC

An application was submitted for an addition of the existing building to allow for expanded services for all residents.

Mr. Burns stated that the applicant will comply with the outstanding items listed in the engineer's letter prior to the next meeting. The public hearing will be held on February 28, 2019.

Mr. LaPierre stated that the application could be deemed complete with the condition that all information is submitted for review.

Maddy Urbish made a motion to deem the application complete with conditions. Jane Wesby seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

COMPLETENESS – Use Variance

22 North Main Street
Block 1075 Lot 3
Gwo-Long Huang

An application was submitted to convert the exiting first level office space to residential. The property is located in the C-2 zone of the City of Lambertville.

Mr. LaPierre recommended the application be deemed complete and a public hearing be scheduled for February 28, 2019

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

GENERAL BUSINESS

Mayor Fahl was present at the meeting and addressed the board members directly. She commended the Board members on their dedication and hard work for the City of Lambertville.

Mayor Fahl also stated that the board members will be working together with her and the rest of the team for the 2019 Master Plan.

Board members will also be required to attend an annual workshop twice a year that is open to the public and would provide information to residents curious about what the role of the Zoning Board of Adjustments for the City of Lambertville.

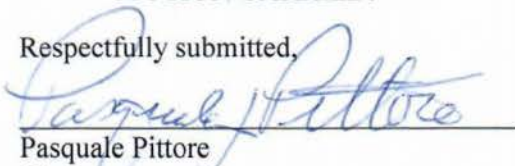
PAYMENT OF BILLS

Georg Hambach 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 8:00 pm. Georg Hambach 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