

ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Thursday, May 30, 2019

The meeting was called to order by Board Chairman, Pasqual 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: Fred Eisinger, Georg Hambach, Jane Wesby, Maddie Urbish, Christine Peluso, Deb Vari, Pat Pittore and Kate Dunn.

Absent: Scott Consoli.

Also, Present: Board Attorney Stewart Palilonis and Board Engineer Paul LaPierre.

APPROVAL OF MINUTES – March 28, 2019

Fred Eisinger made a motion to approve the meeting minutes, as submitted. Jane Wesby seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members able to vote. Georg Hambach was abstained from voting. **MOTION CARRIED.**

OATHS OF OFFICE

Deb Vari was sworn in by Stewart Palilonis as a member of the Zoning Board of Adjustment.

CERTIFICATION OF ABSENT BOARD MEMBERS

Maddie Urbish was absent from the February 28, 2019 meeting and has certified that she listened to the entire board recording.

Deb Vari also certified that she listened to the entire board recording since she also was absent from the February 28, 2019 meeting.

Both members are eligible to vote at this meeting.

PUBLIC HEARING – Conditional Use and Bulk Variance

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

At the February 28, 2019 meeting the applicant presented testimony during the public hearing. At that time, there were only six members eligible to vote and the applicant asked for a continuance so that additional members would have adequate time to review and listen to the board recordings.

The applicant is proposing an addition to the existing building that will require variances for setback relief.

The current building has 39 rental units for low to moderate income. The lower level of the structure as it is now, is the community room, laundry facilities and exterior area for residents to utilize during the nice weather.

With the proposed addition, all the green area outside will be eliminated and a new second floor terrace will be provided for the residents.

The applicant provided documentation of the required State inspection reports for this property and also for the existing elevator. Those documents were marked into the record as exhibit H8 and H9.

Mr. Paul LaPierre's review letter showed concern regarding the utility poles to the front of the property. The applicant and Mr. LaPierre were on site with Verizon to discuss the possibility of relocating the poles. It was determined that the poles could be relocated if necessary.

The ground level will be available to those in the community that qualify for the services they will provide. The residents will also have access to this new area. In addition, there will be a private community room provided for the residents of Hibernia Apartments for those who wish to not participate in the program.

The program is age restricted and the qualifications for income is controlled by HUD.

There was also concern about the use of the kitchen. At this time Meals on Wheels occupies the kitchen facilities and pays a monthly fee. The residents were concerned this service would not be available with the new program.

Alex Krutansky from NJ Remote Medical Daycare was sworn in for testimony. He stated that the program is successful in other towns and that the services provided are useful to the occupants in the program.

PUBLIC COMMENT:

Shelly Carter – South Union Street

Stated that her mother is a resident of this complex and asked how the terrace will be maintained. She stated that the elevator is always out of service.

Asked about the security of the residents during the times of the program.

Kimmie Freedman – 25 South Main Street

Currently a resident and is concerned about the safety of the residents if other people are coming in and out of the building. She was also concerned about the bus access. Mr. Burns stated that the Link access will remain the same as it is now.

Vincent Grenshaw – 25 South Main Street

Meals on Wheels also provided for the community, how will this service still be available.

John Kerr – 25 South Main Street

Concerned about the sidewalk access and the parking.

Will there be a separate bathroom for the occupants in the program?

Linda Naylor – South Main Street

Suggested a wall to screen the parking area.

Steven Stahl – 25 South Main Street
Concerned for the existing residents not getting the help that they need.

Kim Fogel – South Main Street
Concerned about health issues and contagious diseases being brought into the building.
Asked if a separate entrance for the non-residents could be accommodated.

Joe Crosswicks – South Main Street
Has lived here for 12 years and is concerned about the outside area being taken away.

Tracy Constanso – Liberty View Court
She is a volunteer with Fisherman's and Meals on Wheels, parking is a major concern as she is there two to three times a week.

Regina –
Director of Meals on Wheels, has never been contacted regarding this project.

Carol DiSalvi - South Union Street
Concerned about the green area being taken away as this is a way for the residents to interact with the neighbors and the community.
Also concerned about the second-floor terrace and the height of the patio wall.

C-Variance – Coverage and Setbacks

Georg Hambach made a motion to grant the variances for the building coverage and front yard setback requirements. Fred Eisinger seconded the motion. A roll call vote was taken by all members present, with two affirmative votes and five negative votes. **MOTION DENIED**

D-Variance – Conditional Use Variance

Georg Hambach made a motion to grant the Conditional Use Variance. Maddie Urbish seconded the motion. A roll call vote was taken by all members present, with two affirmative votes and five negative votes. **MOTION DENIED.**

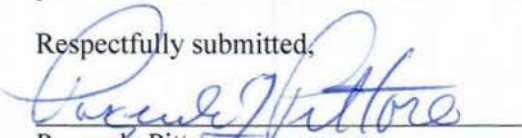
PAYMENT OF BILLS


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

ADJOURNMENT

Jane Wesby made a motion to adjourn the meeting at 10:03 pm. Fred Eisinger 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