

**ZONING BOARD OF ADJUSTMENT  
CITY OF LAMBERTVILLE  
REGULAR & REORGANIZATION MEETING MINUTES  
Thursday, January 26, 2023**

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

**OATHS OF OFFICE**

Mr. Salmon administered the Oath of Office to returning Board members - Fred Eisinger, Brian Kelly and Kevin Brady.

**ELECTION OF BOARD CHAIRPERSON**

**Motion to Nominate Pat Pittore for Board Chairperson**

Fred Eisinger made a motion to nominate Pat Pittore as Zoning Board of Adjustment Chairperson for the City of Lambertville. Bill Pissara 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 CHAIRPERSON**

**Motion to Nominate Jane Wesby for Vice Board Chairperson**

Fred Eisinger made a motion to nominate Jane Wesby for Vice Board Chairperson for the Lambertville Zoning Board of Adjustments. Christine Peluso 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, Christine Peluso, Bill Pissara, Bill Neeley, Brian Kelly, Kevin Brady and Pat Pittore.

**Absent:**

Jane Wesby and Paul Bernstein

**Also Present:** Board Attorney Scott Salmon and Board Engineer Doug Rossino.

**APPROVAL OF MINUTES – December 8, 2022**

Bill Pissara made a motion to approve the meeting minutes, as submitted. Christine Peluso 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 2023 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 held on November 30, 2023.

Brian Kelly made a motion to approve the 2023 Zoning Board of Adjustment Meeting Schedule with changes as discussed. Bill Pissara seconded the motion. A unanimous voice roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**APPROVAL OF RESOLUTION**

263 North Union Street  
Block 1005 Lots 5  
Flood Variance

Christine Peluso made a motion to approve the resolution, as submitted. Brian Kelly seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**APPROVAL OF RESOLUTION**

67 Bridge Street  
Block 1042 Lot 30  
Sign Variance

Fred Eisinger made a motion to approve the resolution, as submitted. Kevin Brady seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**COMPLETENESS & PUBLIC HEARING**

320 North Main Street  
Block 1003 Lot 14

The American Legion submitted an application for a variance from the flood ordinance, based on the Construction Official's determination that the project was substantially improved.

However, just recently the tax assessor updated the appraisal. Mr. Rogers will need to review the new appraisal and determine if the applicant in fact still needs a variance.

The applicant's attorney, Phil Faherty, requested that the board adjourn until Mr. Rogers has done another review.

It was announced that no further public notification on behalf of the applicant is required and that the next meeting will be held on February 23, 2023.

Bill Pissara made a motion to adjourn this application. Christine Peluso seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**GENERAL BUSINESS**

None

**PUBLIC COMMENT**

None.

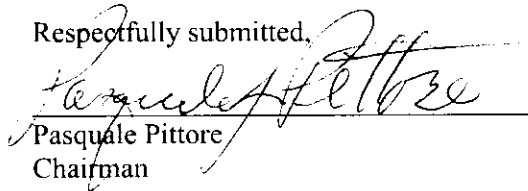
**PAYMENT OF BILLS**

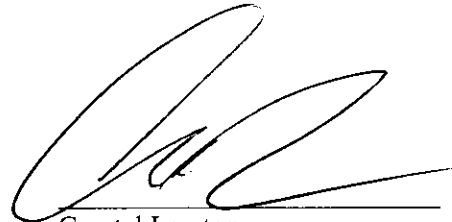
Bill Pissara made a motion to pay bills, so long as funding was available. Christine Peluso seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

**ADJOURNMENT**

Fred Eisinger made a motion to adjourn the meeting at 7:42 pm. Bill Neeley 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