

City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, August 4, 2021

The meeting was called to order by Board Chairman, Paul Kuhl at 7:00 p.m. with a statement of compliance with the Open Public Meetings Act.

The following statement was read into the record.

This meeting is being held in compliance with the Open Public Meetings Act with the Annual Notice advertised in Trenton Times; the meeting notice was provided to the Hunterdon County Democrat and Trenton Times, sent to department heads, members of the listserv and was posted on the glass doors of the elevator entrance at City Hall. The meeting agenda was posted on the Bulletin Board at City Hall, on the City's website at www.lambertvillenj.org.

Roll Call

Mrs. Lawton called the roll as follows:

Present: John Miller, Sarah Gold, Zac Anglin, Marleina Ubel, Kate Millsaps and Paul Kuhl.

Absent: Kevin Romano, Stephanie Moss, Paul Rotondi, Councilman Sanders and Mayor Fahl.

Also, Present: Attorney Stewart Palilonis and Board Engineer Douglas Rossino were present at the meeting.

APPROVAL OF MINUTES –July 7, 2021

Sarah Gold made a motion to approve the July 7, 2021 minutes, as submitted. Kate Millsaps seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Zac Anglin and Marleina Ubel were abstained from voting. MOTION CARRIED.

APPROVAL OF RESOLUTION

7 Delevan Street
Block 1028 Lot 20
Site Plan and Preliminary Major Subdivision

Revisions were made to the original draft resolution and distributed to both the Board Professionals and the applicant's Professionals for review and all were in agreement with the changes.

There was a question from the public asking when the Board would address answers asked at the meeting held in May 2021. Mr. Palilonis stated that the minutes from that meeting have already been voted on and are available on our website.

The public was also notified that the applicant would be in front of the Board again for Final Major Subdivision approval.

Sarah Gold made a motion to approve the resolution. Kate Millsaps seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members able to vote. John Miller, Paul Kuhl and Zac Anglin were abstained from voting.
MOTION CARRIED.

Time Extension Request

12-14 Coryell Street
Block 1030 Lot 11

Mr. Mongelli provided a letter asking the Board for a time extension for the approval of this application. The property owner and the neighbor are in litigation and the applicant cannot move forward until this issue has been resolved.

Mr. Mongelli is requesting a one-year time extension from the expiration date of the approved resolution.

Zac Anglin made a motion to grant the time extension. Kate Millsaps seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

PUBLIC COMMENT

Judy Gleason, North Union Street – Questions about the Board's procedures on approving a final subdivision approval.

Cynthia Yahn, North Union Street – Asked when a copy of the resolution will be available for the public to view.

John Flynn, Clinton Street – Asked the Board why they did not consider reducing the application from four units to three units.

Nora Linderman, York Street – Asked why other developers in the area were required to construct three units but the applicant at 7 Delevan Street can do four. She also stated there should be more consideration for parking requirements.

Sarah Gold made a motion to close public comment. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

August 4, 2021
Planning Board Meeting

MOTION CARRIED.

GENERAL BOARD BUSINESS

None.

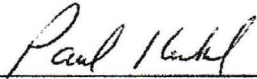
PAYMENT OF BILLS

Marleina Ubel made a motion to pay bill, so long as funding is available. Sarah Gold seconded the motion. A unanimous roll call vote was taken by all members present.
MOTION CARRIED.

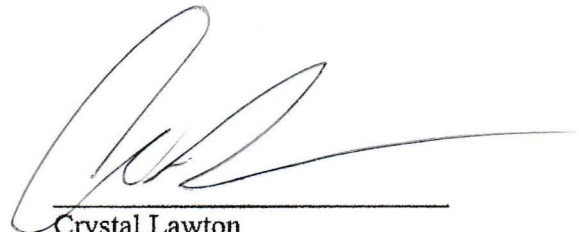
ADJOURNMENT

Zac Anglin made a motion to adjourn the meeting at 7:36 pm. Marleina Ubel seconded the motion. A unanimous voice vote in favor of the motion was taken in favor of the motion by all members present.
MOTION CARRIED.

Respectfully submitted,



Paul Kuhl
Chairman



Crystal Lawton
Administrative Officer