

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR & REORGANIZATION MEETING
Wednesday, January 3, 2024

The meeting was called to order by Board Attorney, Scott Salmon, at 7:00 pm with a statement of compliance with the Open Public Meetings Act.

OATHS OF OFFICE

Mr. Salmon administered the Oaths of Office for Vincent Uhl, Stephanie Moss, Michele Romeo and Bob Jordan

ROLL CALL

Mrs. Lawton called the roll call as follows:

Present: Kate Millsaps, Bob Jordan, Marleina Ubel, Michele Glassburg, Stephanie Moss, Michelle Romeo, Cynthia Jahn, Vincent Uhl, Paul Kuhl and Mayor Nowick.

Absent: Councilwoman Karen Kominsky.

Also In Attendance: Board Attorney Scott Salmon, Board Engineer Doug Rossino and Board Planner Michael Sullivan.

ELECTION OF BOARD CHAIRPERSON

Motion to nominate Paul Kuhl for Board Chairperson:

Stephanie Moss made a motion to nominate Paul Kuhl for Chairman for 2024. Bob Jordan seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

Motion to close nominations for Board Chairperson:

Stephanie Moss made a motion to close nominations for Board Chairperson. Bob Jordan seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

ELECTION OF BOARD VICE CHAIRPERSON

Motion to Nominate Stephanie Moss for Vice Board Chairperson:

Cynthia Jahn made a motion to nominate Stephanie Moss as Vice Board Chairperson for 2024. Mayor Nowick seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

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CITY OF LAMBERTVILLE
REGULAR & REORGANIZATION MEETING
Wednesday, January 3, 2024

Motion to close nominations for Vice Board Chairperson:

Cynthia Jahn made a motion to close nominations. Mayor Nowick seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

APPROVAL OF MINUTES

Stephanie Moss made a motion to approve the December 6, 2023 minutes, with minor changes. Bob Jordan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Marleina Ubel abstained from voting. MOTION CARRIED.

APPROVAL OF THE 2023 ANNUAL MEETING SCHEDULE

It was determined that the second meeting in June 2024 will be canceled and only one meeting will be held.

In addition, the meeting scheduled for October 4, 2024 will be canceled due to the holiday and all business will be conducted at the October 16, 2024 meeting.

Marleina Ubel made a motion to approve the meeting schedule, with the change of dates listed above. Bob Jordan seconded the motion. A unanimous voice vote was taken by all members present. MOTION CARRIED.

APPROVAL OF RESOLUTION

17 Wilson Street
Block 1036 Lot 16.01

Michelle Romeo made a motion to approve the resolution, with minor changes and additions. Mayor Nowick seconded the motion. A roll call vote in favor of the motion was taken by all members present. Kate Millsaps voted no and Marleina Ubel abstained from voting. MOTION CARRIED.

TIME EXTENSION REQUEST

80 Lambert Lane
Block 1022 Lot 8

The applicant is seeking a one-year time extension due to the fact that the State of New Jersey has not approved their request for a time extension to comply with regulations.

PLANNING BOARD
CITY OF LAMBERTVILLE
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Wednesday, January 3, 2024

This Board previously granted a one-year extension in February 2023:

Marleina Ubel made a motion to grant a second one-year time extension. Mayor Nowick seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

COMPLETENESS

39 Bridge Street
Block 1042 Lot 19

Let the record show that Paul Kuhl and Bob Jordan recused themselves from this application.

Doug Rossino recommended that the following items for waivers, partial waivers and temporary waivers, in reference to Checklist # 4:

7h "Reference benchmark identified and shown on plans"
23 "Dedicated open space, coverts, structures, drain pipes, etc"

Marleina Ubel made a motion to deem the application complete, with the recommendation of waivers, as listed above. Kate Millsaps seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC HEARING

39 Bridge Street
Block 1042 Lot 19

Let the record show that Paul Kuhl and Bob Jordan recused themselves from this application.

The application was marked into the record as Exhibit A-1, the public notices as Exhibit A-2 and plans labeled "building facade rendering", as Exhibit A-3.

The property is located in the Central Business District (CBD), which requires that the applicant submit an application for final site plan approval for work on the exterior of the building.

Bank of America still maintains an ATM machine at the front of the building. In an effort to provide additional safety measures and deter criminal activity for their customers, they are proposing to install two wall mounted lighting fixtures.

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR & REORGANIZATION MEETING
Wednesday, January 3, 2024

Approval from the Historic Preservation Commission has been granted already, with the condition that the new proposed lighting fixtures be affixed to the brick facade and not the marble.

A design exception is required for the planting of street trees. The existing power lines and proximity to the intersection of property prohibit this as it would have visual impact for the vehicles.

PUBLIC COMMENT:

Denise Jarvis - Ferry Street, expressed concerns for additional lighting in that area

Marleina Ubel made a motion to grant the Final Site Plan approval, with the condition that an updated site plan be provided. Cynthia Jahn seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

GENERAL BOARD BUSINESS

None.

PUBLIC COMMENT

No comment from the members of the public.

BILLS LIST

Mayor Nowick made a motion to pay bills, so long as funding was available. Bob Jordan seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

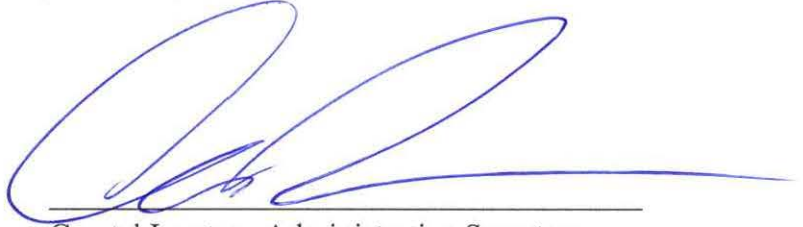
Cynthia Jahn made a motion to adjourn the meeting at 7:55 pm. Stephanie Moss seconded the motion. A unanimous voice vote was taken by all members present. MOTION CARRIED.

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR & REORGANIZATION MEETING
Wednesday, January 3, 2024

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Paul Kuhl", written over a horizontal line.

Paul Kuhl, Chairman

A large, stylized handwritten signature in blue ink, written over a horizontal line.

Crystal Lawton, Administrative Secretary

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