

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES**

Thursday, August 27, 2020

The meeting was called to order by Board Chairperson, Pasquale 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, Jane Wesby, Kate Dunn, Christine Peluso, Deb Vari, Bill Pisarra, Larry Imhoff and Pat Pittore.

Absent: Reggie Ross

Also Present: Board Attorney Stewart Palilonis, Board Planner Emily Goldman and Board Engineer Doug Rossino.

APPROVAL OF MINUTES – June 25, 2020

Fred Eisinger made a motion to approve the minutes, as submitted. Christine Peluso seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Pat Pittore and Bill Pisarra were abstained from voting.
MOTION CARRIED.

APPROVAL OF MINUTES – July 30, 2020

Jane Wesby made a motion to approve the minutes, with minor changes. Deb Vari seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

COMPLETENESS & PUBLIC HEARING

26 South Main Street
Block 1046 Lot 5
Conditional Use Variance

Robert Ridolfi, the applicant's attorney, was present at the meeting, as well as the applicant, Laura Scully. Also in attendance was Lionel Scriven, the architect, and Jim Kyle, the planner for the applicant.

Stewart Palilonis advised the Board that the public notice was in order and that the Zoning Board of Adjustment had the jurisdiction to move forward with the public hearing.

The application submitted was for approval of an accessory apartment, which will be an affordable use, located on the second and third floors of the property at 26 South Main Street.

The first level will have one bedroom and will be used by the owner. The accessory apartment will have three bedrooms.

A variance would be required for access to the proposed two-story apartment, as well as a parking variance for four spaces.

The original submittal included a letter of agreement to allow for additional parking at 50 Swan Street. However, it was determined that this particular property would not be able to accommodate the amount of spaces needed. Therefore, an agreement was made with the Bank of Princeton located on Bridge Street. The applicant has been granted approval to use the rear parking lot.

A Bulk Variance is also required for the pre-existing non-conforming lot frontage, lot width and side yard setbacks.

Public Comment:

Nancy Wodele – parking issues exist already in this area, concerned it will increase.

Ms. Naylor, South Main Street – Concerned about parking.

Lillian Thrasher, Ferry Street – Concerned about parking.

COMPLETENESS:

Deb Vari made a motion to deem the application complete. Bill Pisarra seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Larry Imhoff was abstained from voting.

MOTION CARRIED.

CONDITIONAL USE VARIANCE:

Jane Wesby made a motion to approve the Conditional Use Variance. Christine Peluso seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Larry Imhoff was abstained from voting.

MOTION CARRIED.

SITE PLAN WAIVER REQUEST:

Kate Dunn made a motion to grant the Site Plan Waiver. Deb Vari seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

Larry Imhoff was abstained from voting.

MOTION CARRIED.

COMPLETENESS AND PUBLIC HEARING:

115 North Union Street

Block 1020 Lot 2

Variance – Fence Height

Stewart Palilonis advised the Board that the public notice was in order and that the Zoning Board of Adjustment had the jurisdiction to move forward with the public hearing.

Gary O'Connor, the architect for the applicant was sworn in as an expert witness. Mr. O'Connor addressed the board regarding several other properties where the front yard fence height is above the three-foot requirement per the City Ordinance.

The property is not located on a corner; therefore, the height of the fence would not cause a sight issues for vehicles.

COMPLETENESS:

Deb Vari made a motion to deem the application complete. Bill Pisarra seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Jane Wesby was recused from voting.

MOTION CARRIED.

HEIGHT VARIANCE:

Fred Eisinger made a motion to grant the Fence Height Variance, as requested. Kate Dunn seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Jane Wesby was recused from voting.

MOTION CARRIED.

BILLS

Jane Wesby made a motion to pay bills, so long as funding is available. Deb Vari seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members.

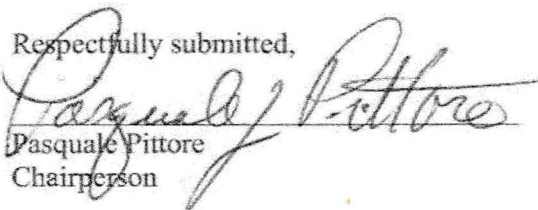
MOTION CARRIED.

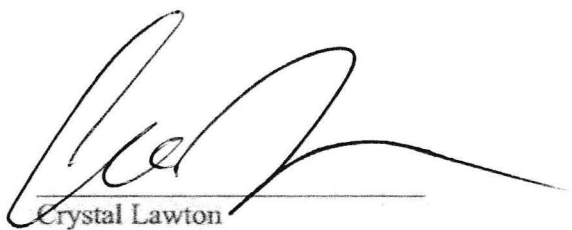
ADJOURNMENT

Fred Eisinger made a motion to adjourn the meeting at 10:26 pm. Kate Dunn 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
Chairperson


Crystal Lawton
Administrative Officer