

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

Thursday, December 2, 2021

The meeting was called to order by Board Chairman. Pat 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, Christine Peluso, Bill Pisarra and Pat Neeley.

Absent: Reggie Ross and Bill Neeley.

Also Present: Board Attorney Stewart Palilonis.

APPROVAL OF MINUTES – October 28, 2021

Jane Wesby 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.
MOTION CARRIED.

COMPLETENESS & PUBLIC HEARING

South Franklin Street
Block 1048 Lot 45.03

This application was carried to the January 27, 2022 meeting.

No action was taken.

VARIANCE APPLICATION

266 and 268 North Union Street
Block 1004 Lot 19 & 20
Variance

The properties at 266 North Union Street and 268 North Union Street sustained substantial damage during Hurricane Ida. The Construction Official, Ken Rogers, issued a final determination that damage exceeds the 50% threshold as described in our flood ordinance. This determination would mean that the structures would need to be elevated above the base flood elevation.

The applicants are seeking a variance relief to not elevate, due to the fact that both properties are contributing to the historic nature of the area within the City of Lambertville.

Both property owners will still be required to comply with other flood regulations, such as approved materials to use during renovations.

Mr. Poetzsch testified that they intend to fill the basement, replace the columns with steel, elevate all mechanicals and installing flood vents in the crawl space.

Jane Wesby made a motion to grant the variance relief to elevate the structures. Fred Eisinger 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.

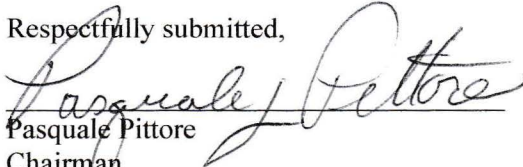
PAYMENT OF BILLS

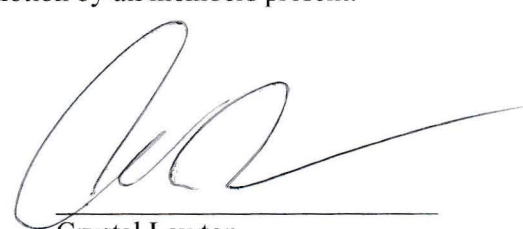
Fred Eisinger made a motion to pay bills, so long as funding was available. Jane Wesby seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

Fred Eisinger made a motion to adjourn the meeting at 8:11pm. Christine Peluso seconded the motion. A unanimous voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,


Pasquale Pittore
Chairman


Crystal Lawton
Administrative Officer