

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

Thursday, June 24, 2021

The meeting was called to order by Board Attorney, Stewart Palilonis, 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, Christine Peluso, Deb Vari, Jane Wesby, William Neeley and Pat Pittore.

Absent: William Pissarra & Reggie Ross.

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

**APPROVAL OF MINUTES – May 27, 2021**

Fred Eisinger made a motion to approve the meeting minutes, as submitted. William Neeley seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members able to vote. Jane Wesby was abstained from voting. MOTION CARRIED.

**PUBLIC HEARING**

74 South Main Street  
Block 1049 Lot 9  
Use Variance

Mr. Palilonis advised the Board members and the applicant that the Zoning Board of Adjustment could not move forward with the public hearing for this property, due to improper notice on the City of Lambertville's website. Mr. Palilonis also stated that he had received an objection to the application and that since the meeting wasn't properly noticed on the website and the objector was not present at the meeting, the Board would need to carry the meeting to July 29, 2021, with no further notices required by the applicant.

No action was taken by the Board. Application will be on the agenda for July 29, 2021.

**COMPLETENESS**

21 Ferry Street  
Block 1049 Lot 9  
Use Variance & Final Site Plan Approval

It should be noted that William Neeley recused himself from this application.

The DRC has recommended this application for completeness, based on the review letters for Ms. Goldman and Mr. Rossino. The following is a list of waivers recommended:

Checklist #4 – Item 2 & 3, waivers, 14d, condition of approval, 15, waiver, 17b, 17c & 17e, partial waivers, 23 & 24, partial waivers, 34a, b, c, 36 a, b and 37, temporary waivers with testimony at public hearing.

Christine Peluso made a motion to grant the recommended waivers, as described above. Jane Wesby seconded the motion. A unanimous roll call vote was taken by all members. MOTION CARRIED.

Fred Eisinger made a motion to deem this application complete. Jane Wesby seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**PUBLIC HEARING**

21 Ferry Street  
Block 1049 Lot 9  
Use Variance & Final Site Plan Approval

Since there were only five members present and able to vote, Mr. Mongelli, on behalf of the applicant, requested that the public meeting be carried to our next meeting.

The Board agreed, and the public hearing will be held on July 29, 2021 with no further notices required by the applicant.

No action was taken by the Board.

**GENERAL BUSINESS**

None

**PUBLIC COMMENT**

None.

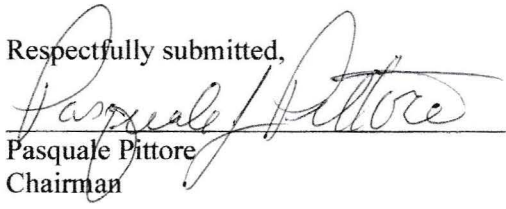
**PAYMENT OF BILLS**

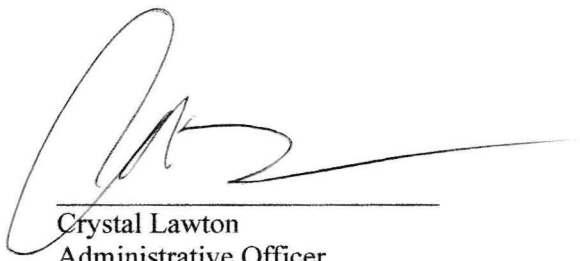
Fred Eisinger made a motion to pay bills, so long as funding was available. Deb Vari seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

**ADJOURNMENT**

Jane Wesby made a motion to adjourn the meeting at 8:02 pm. Christine Peluso 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