

City of Lambertville  
Planning Board  
Regular Meeting Minutes  
Wednesday, May 19, 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](http://www.lambertvillenj.org).*

*This session will be recorded using Zoom.*

Roll Call

Mrs. Lawton called the roll as follows:

Present: Kevin Romano, Sarah Gold, Zac Anglin, Stephanie Moss, Marleina Ubel, Kate Millsaps, Paul Rotondi, Paul Kuhl and Mayor Fahl.

Absent: John Miller and Councilman Sanders.

Also, Present: Attorney Stewart Palilonis, Board Engineer Douglas Rossino and Board Planner Emily Goldman were present at the meeting. Alternate Board Planner, Greer Patras was also present.

**APPROVAL OF MINUTES –May 5, 2021**

Stephanie Moss made a motion to approve the May 5, 2021 minutes as submitted. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano was abstained from voting. MOTION CARRIED.

**APPROVAL OF RESOLUTION**

9 Douglas Street  
Block 1068 Lot 1  
Preliminary Subdivision

The applicant announced that they were able to come to an agreement with SUEZ and will be connected to public water for all three lots. The existing well on the site will be removed.

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The Board heard public comments voicing their appreciation for working out the connection to public water, but there was also still concern regarding runoff from the property.

Mayor Fahl made a motion to approve the resolution, as submitted. Paul Rotondi seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano was recused from voting. MOTION CARRIED.

**PUBLIC HEARING**

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

Richard Mongelli, Ralph Finelli and Mitch Ardman were present on behalf of the applicant.

Mr. Palilonis stated that the public notices were in order and that the Planning Board has jurisdiction to proceed with the public hearing.

Stephanie Moss and Kevin Romano recused themselves from this application.

The applicant considered multiple uses for this property, one of which included a mixed-use dwelling and another that included a total of eight apartments. This was not something that the residents wanted and this was discussed when meeting with them. After which, the applicant felt that the proposed plan in front of the Board tonight would be much more acceptable to the residents.

The new plan proposed is four new townhomes, while keeping the existing structure. Mr. Mongelli stated that by preserving the structure alleviates some environmental concerns.

The design of the proposed project was considered by the Historical Preservation Commission. The applicant met several times with the Commission until they were satisfied. An approval letter from the Commission was submitted with this application.

Mitch Ardman was sworn in as an expert witness by Stewart Palilonis.

Mr. Ardman stated the existing structure is 6,249 square feet wide and will include ten parking spaces. Eight of those spaces will be on-site, while two of the spaces will be located on Clinton Street. The spaces located on the existing property will be repaved and restriped. The spaces on Clinton Street will not be striped as to allow for a possible third parking space in the future.

Each of the new units will be located on their own lot. New lot lines have been created. The corner lot dwelling will be a total of 1,516 square feet, the two center lot dwellings will be 1,191 square feet and the end dwelling lot will be 2,531 square feet.

Open green space area will be associated with lot 20.13 while the rear open space will belong to the remaining lots.

There is an existing sanitary sewer line on the property. This will be used to service all four units. The existing water service line will service the westerly unit and the remaining units will have new water services installed.

The applicant intends to reconstruct and extend the sidewalk on Clinton Street. What's now the loading zone for the previous owner of the building will become the parking spaces on Clinton Street. The existing handicap ramp will be reconstructed as well.

There is not a lot of landscaping on the lot. The applicant is proposing new plantings on the Delevan Street side. The applicant has already submitted an application to the Shade Tree Commission and will comply with those requirements.

New lighting fixtures will be installed over each entrance door using the residential scale for lighting.

The existing impervious coverage on the property is 82% of the entire lot. With the proposed project, the applicant expects a small reduction in coverage.

In Doug Rossino's review letter dated March 30, 2021, the applicant has agreed to comply with all items listed. Mr. Ardman specifically mentioned the reconstruction of the handicap ramp and the construction of the new walkway on Delevan Street.

Mr. Rossino also suggested that there be a residential parking only sign located somewhere on the property to deter others from parking there. The applicant feels that this is not necessary at the time and has agreed to revisit the suggestion should this become an issue in the future.

Paul Rotondi stated that he felt the effort to incorporate the existing structure with the proposed project was a great idea.

Paul Kuhl asked how can the applicant can use space on street to comply with parking requirement. Rich Mongelli referenced the RSIS parking standards, NJAC 5:21 to explain this requirement.

Greer Patras asked for clarification for the two parking spaces on Clinton Street. Ms. Patras stated that the applicant may require municipal approval. She also stated that the parking requirement for RSIS is for on-site parking, and does not include on-street parking. Mr. Mongelli stated that he saw no distinction in the RSIS standards that would preclude on-street parking.

Ms. Patras also stated that the townhomes proposed require 1.3 parking spaces per unit. It was also brought to the attention of the Board that the parking area for lot 20.02 is partially located on lot 20.03. Since this is very irregular, Ms. Patras asked if the lot



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should be one single lot and not subdivided. She also questioned who was responsible for the maintenance and discussed the need for cross easements or a parking agreement.

The proposed trash enclosure, for all four units, is located in the front yard and will need a variance or will need to be relocated. Ms. Patras recommended that the trash enclosure architecturally match the existing and proposed structure. A cross easement may also be required for the trash enclosure, as it is located on only one lot.

Recommendation to comply with landscaping requirements and recommended species. What is proposed does not comply, recommend to reach out to Shade Tree Commission.

Mayor Fahl, asked why an HOA or condo association is not an option. Mr. Mongelli stated that it's not typical to have an HOA with this type of project. Although he did agree that the trash enclosure could pose an issue.

Mayor Fahl also stated that there are other properties that have an HOA within the City of Lambertville.

Sarah Gold asked how the units that are in the middle will gain access to the rear yard. Mr. Mongelli stated that access would be located on Clinton Street and that an access easement would be created.

Ralph Finelli was sworn in as an expert witness by Mr. Palilonis.

The first-floor plan is all open space with a kitchen, dining, living room and powder room. The second-floor space common loft area, one bedroom in back one bedroom in front, laundry, bathroom. Two end units have balcony on third floor overlooking Delevan Street.

High ceilings on first floor.

Gable structure clappered siding, traditional construction & trim details.

Third floor have partially covered balcony.

Ms. Patras referenced her review letter in regards to the details of the trim work that the applicant incorporated into this project, with an extra level of detailing.

Mr. Finelli stated that the loft is livable space but not intended to be a bedroom. Any changes to the loft area to become livable space, would increase the parking requirement and would require the owner to obtain an amended approval from the Planning Board.

Building height is similar to the buildings within the surrounding areas, between the low and the high, per Ralph Finelli.

Several variances are required for each lot; Lot 20 - rear yard setback, improved coverage, parking spaces, Lot 20.01 lot area, lot width and frontage, rear yard setback, improved coverage, parking spaces, 20.02 lot area, lot width & frontage, rear yard setback, improved coverage, parking spaces, 20.03 - rear yard setback, parking spaces



Ms. Patras asked what the benefit of having four units instead of three would be. She also stated that three units would reduce the variances being requested.

Asked if applicant agrees with recommendations and comments listed in review letters, Mr. Ardman stated that there was one item regarding the plantings in the rear of the units and have agreed to add gate screen that area.

Burden on zoning officer to catch things after the fact. Strongly recommends providing something in writing to future owners as to what this board approves.

Paul Kuhl asked if there was a structural study on the existing building to determine if building is able to be constructed upon and hold additional floor load.

Ralph Finelli stated that the existing property is a concrete dwelling, structural steel bracing walls and is great shape.

Paul Rotondi asked if the applicant was provided any documents from the previous owner in reference to oil tank, asbestos, lead, etc. Rich Mongelli stated that a Phase 1 environmental assessment was conducted. Site remediation was conducted prior to the purchase of the property.

At this time, the meeting was opened for public comment.

Hester Knoll, Delevan Street – concerned regarding the need for so many variances being requested. Need for easement for access to properties.

Patrick Lambe, North Union Street – only access to outside is his backyard fence where trash enclosure is proposed. Unsure if an easement exists for this property. Mayor Fahl asked if the applicant is willing to work with Mr. Lambe so that he has access to his property. Found it odd to only have one entrance each.

DeDe Myers, North Union Street – concerned about the parking issues, would prefer three units compared to four.

Anita Brandel, Delevan Street – following up on Ms. Patras question in reference to the owner to have own designated parking area if only three units. And would it eliminate the need to include Clinton Street as part of the parking. Mr. Ardman stated that if there were three units, they would be able to accommodate but would still overlap but would not be needed on Clinton Street.

William Zetiner, Clinton Street – Stated that neighbors were not heavily involved with those discussions. Agrees with other neighbors regarding the number of variances being requested. Parking concerns with proposed four units.

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Mayor Fahl asked the Board attorney if the Board can take into consideration residents parking on private property illegally. Mr. Palilonis stated that the Board could not confirm that the area on Clinton Street being included in the parking requirements is currently a loading zone and not used for residential parking. With the approval, this would open a possible three additional spaces of on-street parking for the neighborhood.

Paul Kuhl asked if this would require a parking variance since there are only eight on site and the application requires ten parking spaces per the R.S.I.S.

Jen Parsons, 20 Clinton Street – Echoing opinions of neighbors with parking concerns and also reducing from four units to three units. Rear yard setback comments.

Charlie, Clinton Street – Would prefer three units compared to four units. Commented on parking issues within neighborhood.

Doug Rossino commented on the R.S.I.S requirement of a two-bedroom unit requires 2.3 parking spaces and a three-bedroom unit requires 2.4 parking spaces. He also stated that guest parking is required as well at .5 spaces per unit and is recommended as on street or in common parking areas.

Judy Gleason, North Union Street – Agree with comments of neighbors regarding number of units, trash receptacle and parking. Stated it's the Planning Boards mission to consider residents when voting on an application that impacts the community.

Stephanie Moss, Delevan Street – Asked why the Planning Board considering so many variances to approve this application. Commented on the proposed project staying within the existing footprint. Possible garages if they were to remove entire building. Concerned about the amount of garage bins and recycling bins. Not objecting to any development of this property, as long as it complied with regulations.

Carol Kloss, Delevan Street – Support comments and statements from neighbors and feels the same way.

John Flynn, Clinton Street – Do we know what the units will sell for? Clinton Street has had quite a bit of development already. All three units with own off-street parking and didn't affect the parking in the area when developed.

Kate Larkin, Clinton Street – Reinforced comments from neighbors. Stated that the plans look good for the neighborhood, however, parking and garage were a concern.

Kate Millsaps asked about the intent of the third-floor loft area and would it be possible to construct new garages.

Mayor Fahl noted that the applicant has complied with finding the parking that is needed for this application.



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Cynthia Jahn, North Union Street – Planning Board is about enforcing ordinances. Asked about the exterior balconies and why they do not stay within the existing footprint. Stated no one ever spoke to her regarding this application. Prefers three units.

Mayor Fahl stated the applicant held multiple meetings with the public and has made changes based on feedback from the residents.

Mary Jane Legere, North Union Street – Many quality-of-life impacts with this project. Agree with the reduction of four units to three units.

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. MOTION CARRIED.

Mr. Kuhl asked if the Board should consider reducing the number of units, since surrounding development reduced to three units for approval. Not suggesting the building be torn down.

Mayor Fahl stated the applicant may want to discuss the trash enclosure with the residents.

Paul Kuhl stated that he can sympathize with the neighbors.

Paul Rotondi, stated that the applicant has proposed a good project and commended them for utilizing the existing building.

Sarah Gold, going into the meeting, was also concerned about the number of variances and the third floor being used as a third bedroom that could impact the parking variance but felt these concerns were addressed during the public hearing. Would like a plan of the trash enclosure to be a condition of approval.

Zac Anglin asked if the property is actually located in the R-2 zone and would another commercial use be permitted if this proposal didn't exist. Ms. Patras stated that the change in commercial use would require approval from the Board.

Mr. Mongelli agreed that the applicant will meet with residents and also provide a plan to Ms. Patras for trash location as a condition of approval. Marleina Ubel stated that Patrick Lambe would need access to his property and asked that the applicant make sure to reach out to discuss this matter with him.

Mayor Fahl made a motion to approve the Preliminary Subdivision and Site Plan approval, with various conditions recommended by both the City Planner and the City Engineer, along with access easements and trash enclosure plans. Sarah Gold seconded the motion. MOTION CARRIED (vote was 5 in favor and 2 opposed). It should be noted that Zac Anglin and Paul Kuhl voted no in this motion.



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**LANDSCAPE AND STORMWATER MANAGEMENT ORDINANCE**

Emily Goldman stated that there were no changes and that it was on the agenda for the City Council meeting.

**PUBLIC COMMENT**

No public comments.

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

**GENERAL BOARD BUSINESS**

Stephanie Moss asked if the application for 7 Delevan Street will come back before the Board for a final approval.

Ms. Moss also submitted a letter in regards to what the Planning Board can and cannot do when taking action. She would like to have this incorporated into the process that the Planning Board follows.

**PAYMENT OF BILLS**

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

**ADJOURNMENT**

Mayor Fahl made a motion to adjourn the meeting at 10:59 pm. Sarah Gold 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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

March 30, 2021

File No. 2020-01141

Crystal Lawton, Planning Board Secretary  
City of Lambertville  
18 York Street  
Lambertville, NJ 08530-2093

Reference: Preliminary Major Subdivision & Site Plan Review #2  
7 Delevan Street Townhouse Subdivision  
7 Delevan Street (Block 1028, Lot 20)  
City of Lambertville, Hunterdon County, New Jersey

Dear Mrs. Lawton:

Gilmore & Associates, Inc. (G&A) has reviewed the information listed below with regard to the Planning & Board of Adjustment Application for 7 Delevan Street and offers the following comments for consideration by the City of Lambertville Planning Board.

I. Submission

- A. Site Plan & Preliminary Subdivision for Proposed Residential Development, prepared for 7 Delevan Partners, LLC, prepared by The Reynolds Group Inc., sheets 1 to 5 of 5, dated June 3, 2020 and last revised March 25, 2021.
- B. Preliminary Subdivision Plat of Block 1028, Lot 20, prepared by The Reynolds Group Inc., sheet P-1, dated June 3, 2020 and last revised December 29, 2020.
- C. Map of Survey, prepared for William Barish, prepared by Stires Associates, P.A., sheet 1 of 1, dated January 24, 2020.
- D. Architectural Plan for Proposed Redevelopment at 7 Delevan Street, prepared by Ralph L Finelli Architect, sheet 1 of 1, dated August 24, 2020 and last revised January 28, 2021.
- E. Exhibit 'As of Right' Lot Development, prepared by The Reynolds Group Inc., sheet 1 of 1, dated August 3, 2020.
- F. Planning & Board of Adjustment Application for 7 Delevan Street, prepared by Richard Mongelli, Esquire, dated June 9, 2020.
- G. All required additional documentation, including outside agency and authority reviews.

II. General Information

The subject parcel is a 6,429 square foot (0.148 acres) lot located at 7 Delevan Street, within the Residential 2 (R-2) Downtown Residential Zoning District, and contains an existing one-story masonry building that previously housed the AC Delco National Parts Supply Store, which closed in January 2019, and associated parking. The Applicant, 7 Delevan Partners, LLC, proposes to subdivide the property and redevelop the building into four (4) three-story townhouses with two (2) bedrooms each utilizing the same existing building footprint. The existing parking lot along Delevan Street will be reconfigured to provide eight (8) parking stalls, two (2) for each townhouse. The Applicant also proposes to strip two (2) new on-street parking stalls on Clinton Street to account for the one (1) additional required parking stall. The plan proposes to reduce the overall impervious coverage on the property, and therefore, the project would be exempt from stormwater management.

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65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

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### III. Review Comments

#### A. Zoning Ordinance

We have identified the following issues in regards to the requirements and provisions of the current City of Lambertville Zoning Ordinance:

1. §404.5 – Lot Area. The Applicant seeks a variance from the required minimum lot area of 1,350 square feet for Lot 20.01 (1,191 SF) and Lot 20.02 (1,191 SF).
2. §404.5 – Lot Width at Building Line. The Applicant seeks a variance from the required minimum lot width at building line of 18 feet for Lot 20.01 (15.7 feet) and Lot 20.02 (15.7 feet).
3. §404.5 – Lot Frontage. The Applicant seeks a variance from the required minimum 18-foot lot frontage for Lot 20.01 (15.7 feet) and Lot 20.02 (15.7 feet).
4. §404.5 – Lot Coverage. The Applicant seeks a variance from the maximum lot coverage of 80% for Lot 20 (84.2%), Lot 20.01 (83.5%) and Lot 20.02 (86.8%).
5. §404.5 – Minimum Rear Yard Setback. The Applicant seeks a variance from the required minimum 15-foot rear yard setback for Lots 20 through 20.03. The minimum rear yard setback is an existing non-conformity with a dimension of 4.68 feet, which is proposed to remain in place for all four (4) proposed townhouses.
6. §404.5 – Building Height. We note that the Architectural Plans illustrate a three-story building with a building height of 35'-2". The 'Zoning Data' table on sheet 1 of the Site Plans should be revised to match the Architectural Plans.
7. §509.8.C. – No parking area shall exceed a 10% slope. Currently, the parking area in front of each of the four (4) townhouses has a slope less than 10%, but this area is expected to change as a result of other comments in this letter.
8. §510.3. – The Sugar Thyme Crabapple street trees chosen for the project are not on the City's recommended list. The Applicant shall discuss type, size, quantity, and spacing of street trees with the City's Shade Tree Commission. Their approval of the design should be provided as part of the next submittal.
9. §510.6. – The Low-bush Blueberry shrub proposed does not appear on the City's recommended shrub list. The Applicant shall discuss shrub type, quantity, and spacing with the City's Shade Tree Commission. Their approval of the design should be provided as part of the next submittal.
10. §510.6. & 510.8. – The Applicant is proposing to remove the existing shrubs/buffer at the rear of the townhouses and replace them after construction of a new sanitary lateral for Lots 20, 20.01, 20.02, and 20.03. Proposed shrubs from the City's recommended list in this replacement/buffer area should be included on revised plan submittals, as well as, any fences for buffer purposes. The plans should be revised accordingly.

#### B. Land Subdivision Ordinance

We have identified the following issues in regards to the requirements and provisions of the current City of Lambertville Land Subdivision Ordinance:

1. §604. – Minimum 4-foot wide sidewalks shall be provided along all streets. The Applicant should provide ADA compliant concrete sidewalk/apron along Delevan Street from the corner of Delevan Street and Clinton Street to the existing sidewalk adjacent to the property. Due to vehicular access the sidewalk/apron should consist of 6 inches of stone base, and 6 inches of reinforced concrete. An apron detail should be added to the plans. We note that a transition area may be necessary at the tie in point with the existing sidewalk along the adjacent property due to existing curb height. During the redesign of this area, it should be kept in mind that no parking area shall exceed a 10% slope and that depressed curb may extend to a height of 1.5 inches above the paved surface per the City Ordinances. If the curb is proposed to be replaced to meet ADA guidelines, then the appropriate road cross section detail should be depicted on the plans.




2. §604. – There is an existing curb ramp at the corner of Delevan Street and Clinton Street that is oriented to cross Delevan Street. Parking for the previous auto part supply store appears to have allowed for vehicles to drive over the curb ramp. The plans appear to eradicate this ramp while proposing to construct a new curb through this area. We note that the nearby crosswalk is stamped asphalt that has begun to crack near the curb ramp, most likely from vehicles entering and exiting the parking area. We recommend that the curb ramp be replaced with an ADA/NJDOT compliant ramp, but with the same apron depth as previously described in order to provide a sturdier structure. We also recommend that the proposed curb within the right-of-way be removed in this area in favor of the required sidewalk. Lastly, we recommend wet set replaceable truncated domes be installed for ease of maintenance in the future unless the City Engineer disagrees.
  3. §604. – The new sidewalk along Clinton Street is proposed to be separated from the curb with a 2-foot-wide grass strip. It appears that this design is proposed in order to maintain uniformity with the sidewalk along the adjacent property. However, a site visit on January 20, 2021 led to the discovery that the adjacent sidewalk is continuous from the buildings to the curb and that a grass strip does not exist on this side of the street despite what the existing conditions plan shows. Therefore, we recommend that sidewalk be extended from the redeveloped building/curb to the back of the roadway curb for uniformity. The sidewalk should be ADA compliant. Additional spot elevations should be added to the plans showing that the proposed sidewalk is compliant.
  4. §609.4. – All utilities shall be located underground. The plans appear to show an overhead wire extending from the utility pole at the intersection of Delevan Street and Clinton Street to the side of the building on proposed Lot 20. Underground electric and other utilities are also shown elsewhere to this lot. Clarification as to whether this overhead connection is proposed to be removed shall be provided. Also, due to the amount of wires attached to the pole at the intersection of Delevan Street and Clinton Street, we recommend that the Applicant discuss with Jersey Central Power & Light the potential to connect the electric and telecommunications for the four (4) townhouses to the utility pole on Delevan Street closer to the side property line.
  5. §609.4. – The Applicant appears to be connecting sanitary from Lots 20.01, 20.02, and 20.03 into the existing sanitary lateral that will continue to be utilized by Lot 20 at the rear of the proposed townhouses. The connection is adjacent to an existing tree, and therefore, we recommend the lateral be televised to ensure it is still structurally sound. Also, the letter from the Lambertville Municipal Utilities Authority (LMUA), dated May 26, 2020, notes that each of the four (4) townhouses is required to have their own connection to the sanitary main. We recommend that the Applicant discuss this matter further with the LMUA. Should new laterals be required or a new manhole and main on Delevan Street constructed, the roadway shall be proposed for full width mill and overlay per the City's road opening permit.
  6. §609.4. – It should be clarified as to whether the existing water service is to be abandoned since the plans appear to show the service to remain while at the same time all four (4) proposed townhouses appear to have new water services. We note that the City's road opening permit for this work and that of the other underground utilities will require full width roadway mill and overlay of Delevan Street from the intersection with Clinton Street to the property boundary. If underground utilities are within five (5) feet of the stamped asphalt crosswalk, the crosswalk should also be replaced and the plans revised accordingly.
- C. N.J.A.C. 5:21-1.1 Comments
1. §4.14 – Parking Requirements. It appears that nine (9) parking spaces are required for the proposed project. Eight (8) spaces are provided off-street at the front of the townhouses and two (2) spaces are provided on Clinton Street in previously designated loading areas for the former auto part store that occupied this property. The Applicant is proposing to stripe the two (2) spaces along Clinton Street for use by the residents of the townhouses. The City Engineer should decide whether to permit the striping of these two (2) spaces as it appears a third space may be possible if not striped. We note that this area is not metered.
- D. General Comments
1. The Applicant is responsible for any other required approvals, permits, etc. (i.e., D&R Canal Commission, etc.). Copies of these permits and approvals should be submitted to the City.

2. The plans denote reconstruction of numerous lengths of curb that act as planter boxes around the existing/proposed building. The Applicant is also proposing landscaping within a proposed curbed island within the parking area. It is noted that these curbs are not necessary and since the existing curbs are in such poor condition it may be best to remove them entirely and install the landscaping areas at grade.
3. There is contradictory first floor elevations listed for proposed Lots 20, 20.01, and 20.02. All first-floor elevation notations shall be modified so that the first-floor elevation of each unit is properly referenced.
4. The top and bottom of curb spot elevations along Delevan Street are not on the curb, but instead appear to be in the gutter line. These should be modified accordingly.
5. Signage should be provided noting that the eight (8) parking spaces in the front of the townhouses is for resident use only.
6. The location of the proposed water shut-off valves should be shown on the Site Plans.

We may have additional comments relating to compliance with the City Ordinances upon any resubmission by the Applicant. If you have any questions regarding the above, please contact this office.

Sincerely,



Douglas C. Rossino, P.E.  
Gillmore & Associates, Inc.  
Planning Board Engineer

DCR

cc: Stewart Palilonis, Esq., Planning Board Attorney  
Greer Patras, P.P., AICP, Alternate Planning Board Planner  
Ken Rogers, Construction Official  
William Barish, 7 Delevan Partners, LLC, Owner/Applicant  
Richard Mongelli, Esq., Mongelli Law Group  
F. Mitchel Ardman, P.E., P.P., The Reynolds Group Inc.





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## Planning Report #3

Date: May 14, 2021  
To: Lambertville Planning Board  
Crystal Lawton – Board Secretary  
From: Greer Patras, AICP, PP – Conflict Planner  
Applicant: 7 Delevan Partners LLC, c/o William Barish  
SUBJECT: 7 Delevan Street - Block 1028, Lot 20  
Site Plan and Preliminary Major Subdivision

The purpose of this report is to provide the Planning Board with an evaluation of Application "7 Delevan Street", submitted by Richard Mongelli Esq. on behalf of 7 Delevan Partners LLC (the "Applicant"). The Applicant proposes to subdivide Block 1028, Lot 20 to create four lots, each consisting of one townhome. The Applicant is seeking Major Subdivision and Site Plan approval. *The content from the April 30, 2021 Planning Report #2 will remain, where content that is no longer applicable will be ~~stricken through~~ and new content will be in blue text.*

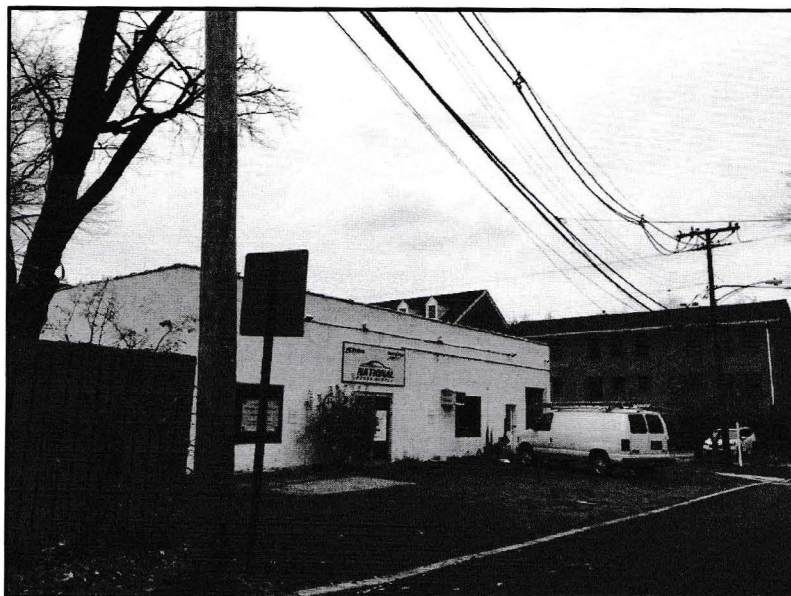
We received and reviewed the following items:

- A. **Planning Board Application Form**, filed June 9, 2020 and resubmitted on September 22, 2020.
- B. **Major Subdivision Plan**, consisting of five sheets prepared by The Reynolds Group Inc., dated June 3, 2020 and last revised on December 29, 2020.
- C. **Revised Cover Page and Construction Details**, consisting of two sheets prepared by The Reynolds Group Inc., dated March 25, 2021.
- D. **Preliminary Subdivision Plat**, consisting of one sheet prepared by The Reynolds Group Inc., dated June 3, 2020 and last revised on December 29, 2020.
- E. **Architectural Drawing**, consisting of one sheet prepared by Ralph Finelli Architect, dated August 24, 2020 and last revised on ~~April 26, 2021~~ **May 4, 2021**.
- F. **Land Survey**, consisting of one sheet prepared by Richard C. Mathews of Stires Associates, P.A., dated January 24, 2020.
- G. **Title Commitment**, prepared by Foundation Title, LLC, dated June 12, 2020.
- H. **Hunterdon County Planning Board Application**, dated September 22, 2020.
- I. **Historic Preservation Commission Application**, dated September 22, 2020.
- J. **Historic Preservation Commission Letter**, dated December 8, 2020.
- K. **Architectural Renderings**, consisting of four images.
- L. **Response Letter**, written by The Reynolds Group Inc., dated December 29, 2020.
- M. **Letter to DRCC**, written by The Reynolds Group Inc., dated October 12, 2020.
- N. **Will Serve Letter**, written by Michael L. Willis, PE, CME, dated January 4, 2021.
- O. **Hunterdon County Soil Conservation District Letter**, written by Michael DePalma, dated December 29, 2020.



## I. EXISTING CONDITIONS

- A. **The Site:** The Site is a corner lot that has frontage along Delevan Street and Clinton Street, and has an area of 6,249 SF (0.148 AC). The Site consists of a one-story masonry building which serves an automotive retail use. The Property also contains an unstriped asphalt parking area along the Delevan Street frontage and a freestanding sign. A loading zone can be found in front of the building along the Clinton Street frontage.
- B. **Site Photo** (See Appendix A for More Photos):



- C. **Zoning:** Residential 2 (R-2)
- D. **Neighborhood Context:** The Site is surrounded by many residential properties along Delevan Street and Clinton Street, and is located just outside the City's Central Business District. The Centenary United Methodist Church is located north of the Site, and the Lambertville Public School, along with several parks and nature trails are within close proximity as well.

## E. Aerial Image (Courtesy of Google Earth):



## II. PROJECT PROPOSAL

## A. Proposed Project: The Applicant proposes the following:

1. Demolish existing site improvements and structures
2. Subdivide Block 1028, Lot 20 to create 4 lots:
  - Lot 20: 1,516 SF
  - Lot 20.01: 1,191 SF
  - Lot 20.02: 1,191 SF
  - Lot 20.03: 2,531 SF
3. Construct 4 townhouses along with 10 parking spaces.
4. Other improvements including landscaping, lighting, utilities, and drainage.

## B. Bulk Table: Below is a bulk table of the proposed project.

Lot 20	Required	Existing	Proposed
Lot Area (Min.)	1,350 SF	6,429 SF	1,516 SF
Lot Width – Delevan Street (Min.)*	18'	84.6'	20.3'
Lot Width - Clinton Street (Min.)*	18'	76'	No Change
Lot Frontage (Min.)	18'	160.6'	20.3'
Front Yard Setback – Delevan Street (Min.)	0'	20.82'	17.7'
Front Yard Setback – Clinton Street (Min.)	0'	2.63'	0.1'



Side Yard Setback – East (Min.)	0'	16.43'	0'
Rear Yard Setback (Min.)	15'	4.68' (E)	4.68 (V)**
Building Coverage (Max.)	70%	50.6%	55.5%
Improved Coverage (Max.)	80%	82.3% (E)	84.2% (V)
Building Height at <i>Gable Midpoint</i> (Max.)	3 ST/ 40'	1 ST / 18'	3 ST / <del>39'-10"</del> 33'
Parking Spaces (Min.)***	2.3 spaces	N/A	2 spaces (V)

(E) Existing Non-Conforming (V) Variance Required

\*Our interpretation of the ordinance definition is as follows: the site has two front yards, one rear yard, and one side yard. Delevan Street and Clinton Street are both front yards. We defer to the Board Attorney for further ordinance clarification.

\*\*The Applicant shall provide the exact rear yard measurement of each lot, as 4.68' does not accurately represent each yard.

\*\*\*The Lambertville Zoning Ordinance does not contain a parking requirement for the R-2 District. Per N.J.A.C. 5:21-4.14 of the New Jersey Residential Site Improvement Standards, the parking requirement for 2-bedroom townhouses is 2.3 parking spaces per unit.

<b>Lot 20.01</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area (Min.)	1,350 SF	6,429 SF	1,191 SF (V)
Lot Width – Delevan Street (Min.)	18'	84.6'	15.7' (V)
Lot Frontage (Min.)	18'	160.6'	15.7' (V)
Front Yard Setback (Min.)	0'	20.82'	18.3'
Side Yard Setback – East (Min.)	0'	16.43'	0'
Side Yard Setback – West (Min.)	0'	16.43'	0'
Rear Yard Setback (Min.)	15'	4.68' (E)	4.68 (V)*
Building Coverage (Max.)	70%	50.6%	65.7%
Improved Coverage (Max.)	80%	82.3% (E)	83.5% (V)
Building Height at <i>Gable Midpoint</i> (Max.)	3 ST/ 40'	1 ST / 18'	3 ST / <del>39'-10"</del> 33'
Parking Spaces (Min.)**	2.3 spaces	N/A	2 spaces (V)

(E) Existing Non-Conforming (V) Variance Required

\*The Applicant shall provide the exact rear yard measurement of each lot, as 4.68' does not accurately represent each yard.

\*\*The Lambertville Zoning Ordinance does not contain a parking requirement for the R-2 District. Per N.J.A.C. 5:21-4.14 of the New Jersey Residential Site Improvement Standards, the parking requirement for 2-bedroom townhouses is 2.3 parking spaces per unit.

<b>Lot 20.02</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area (Min.)	1,350 SF	6,429 SF	1,191 SF (V)
Lot Width – Delevan Street (Min.)	18'	84.6'	15.7' (V)
Lot Frontage (Min.)	18'	160.6'	15.7' (V)
Front Yard Setback (Min.)	0'	20.82'	18.3'
Side Yard Setback – East (Min.)	0'	16.43'	0'
Side Yard Setback – West (Min.)	0'	16.43'	0'
Rear Yard Setback (Min.)	15'	4.68' (E)	4.68' (V)*
Building Coverage (Max.)	70%	50.6%	65.7%
Improved Coverage (Max.)	80%	82.3% (E)	86.8% (V)
Building Height at <i>Gable Midpoint</i> (Max.)	3 ST/ 40'	1 ST / 18'	3 ST / <del>39'-10"</del> 33'
Parking Spaces (Min.)**	2.3 spaces	N/A	2 spaces (V)



(E) Existing Non-Conforming (V) Variance Required

\*The Applicant shall provide the exact rear yard measurement of each lot, as 4.68' does not accurately represent each yard.

\*\*The Lambertville Zoning Ordinance does not contain a parking requirement for the R-2 District. Per N.J.A.C. 5:21-4.14 of the New Jersey Residential Site Improvement Standards, the parking requirement for 2-bedroom townhouses is 2.3 parking spaces per unit.

Lot 20.03	Required	Existing	Proposed
Lot Area (Min.)	1,350 SF	6,429 SF	2,532 SF
Lot Width – Delevan Street (Min.)	18'	84.6'	32.9'
Lot Frontage (Min.)	18'	160.6'	32.9'
Front Yard Setback (Min.)	0'	20.82'	18.3'
Side Yard Setback – East (Min.)	0'	16.43'	9'
Side Yard Setback – West (Min.)	0'	16.43'	0'
Rear Yard Setback (Min.)	15'	4.68' (E)	4.68' (V)*
Building Coverage (Max.)	70%	50.6%	33.2%
Improved Coverage (Max.)	80%	82.3% (E)	68.6%
Building Height at Gable Midpoint (Max.)	3 ST/ 40'	1 ST / 18'	3 ST / <del>39'</del> 10" 33'
Parking Spaces (Min.)**	2.3 spaces	N/A	2 spaces (V)
Accessory Use	Garage, shed, pool, deck, home occupation, family day care	N/A	Refuse Area (V)
Accessory Use Location	Side Yard or Rear Yard	N/A	Front Yard (V)

(E) Existing Non-Conforming (V) Variance Required

\*The Applicant shall provide the exact rear yard measurement of each lot, as 4.68' does not accurately represent each yard.

\*\*The Lambertville Zoning Ordinance does not contain a parking requirement for the R-2 District. Per N.J.A.C. 5:21-4.14 of the New Jersey Residential Site Improvement Standards, the parking requirement for 2-bedroom townhouses is 2.3 parking spaces per unit.

### III. VARIANCE DISCUSSION

#### A. The Applicant requires the following "C" bulk variance relief:

##### 1. Section Z-404.5: Lot Area (Lots 20.01 & 20.02)

- Required: 1,350 SF (Min.)
- Proposed (Lot 20.01): 1,191 SF
- Proposed (Lot 20.02): 1,191 SF

##### 2. Section Z-404.5: Lot Width (Lots 20.01 & 20.02)

- Required: 18' (Min.)
- Proposed (Lot 20.01): 15.7'
- Proposed (Lot 20.02): 15.7'

##### 3. Section Z-404.5: Lot Frontage (Lots 20.01 & 20.02)

- Required: 18' (Min.)
- Proposed (Lot 20.01): 15.7'

- Proposed (Lot 20.02): 15.7'
- 4. **Section Z-404.5: Rear Yard Setback (Lots 20 – 20.03)**
  - Required: 15' (Min.)
  - Proposed (Lot 20): 4.68'
  - Proposed (Lot 20.01): 4.68'
  - Proposed (Lot 20.02): 4.68'
  - Proposed (Lot 20.03): 4.68'
- 5. **Section Z-404.5: Improved Coverage (Lots 20 – 20.02)**
  - Permitted: 80% (Max.)
  - Proposed (Lot 20): 84.2%
  - Proposed (Lot 20.01): 83.5%
  - Proposed (Lot 20.02): 86.8%
- 6. **N.J.A.C. 5:21-4.14: Parking Spaces (Lots 20 – 20.03)**
  - Required: 2.3 parking spaces per unit (Min.)
  - Proposed (Lot 20): 2 spaces
  - Proposed (Lot 20.01): 2 spaces
  - Proposed (Lot 20.02): 2 spaces
  - Proposed (Lot 20.03): 2 spaces
- 7. **Section Z-404.3: Permitted Accessory Uses (Lot 20.03)**
  - Permitted: Garage, shed, pool, deck, home occupation, family day care
  - Proposed: Refuse Area
- 8. **Section Z-404.5: Accessory Use Location (Lot 20.03)**
  - Permitted: Side Yard or Rear Yard
  - Proposed: Front Yard

**B. The Standard for "C" variance relief under N.J.S.A 40:55D-70:**

The Applicant must prove and the Board must find that the necessary criteria for "c(1)" and/or "c(2)" variances, identified by the Municipal Land Use Law have been satisfied. The criteria is as follows:

For a c(1) variance, the Applicant must prove hardship:

- By reason of exceptional narrowness, shallowness or shape of a specific piece of property, or
- By reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or
- By reason of an extraordinary situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to article 8 of this act (40:55D-62 et seq.) would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such a property, grant, upon an application or an appeal relating to such a property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship
- AND that such relief from the zoning ordinance will not be substantially detrimental to the public good, and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.



For a c(2) variance, the Applicant must prove:

- That the purposes of the MLUL would be advanced by a deviation from the zoning ordinance requirement and
- That the variance can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance (negative criteria).

#### IV. PLANNING COMMENTS

We offer the following comments for the Board's review and consideration:

##### A. General + Use Comments

1. The Applicant should provide testimony regarding all existing and proposed conditions. The Applicant should discuss the contents of the site related to adjacent uses and character.
2. The Applicant should provide testimony regarding the requested variances for each proposed lot and how the proposal will offset the variance relief that is required.
3. The Applicant should provide testimony regarding whether any environmental remediation is necessary from the previous automotive use.
4. The Applicant should provide a status update regarding approval from the Hunterdon County Planning Board and Delaware & Raritan Canal Commission.
5. The Applicant should provide testimony regarding impacts to sidewalks during site demolition and construction.
6. The Applicant must revise the plans to show construction details for the refuse area and board on board wood fence. The Applicant should confirm that the proposed board on board wood fence is compliant with Section Z-507.2 of the Ordinance, particularly the height of the fence which is permitted a height maximum of 6'.

*Per May 12, 2021 teleconference with the Applicant's professionals, the Applicant agreed to this item.*

7. The refuse area is located in the front yard of Lot 20.03 which is not a permitted accessory use and not permitted in the front yard. The Applicant should explore other options for the location of the refuse area to better comply with the ordinance.

*Per May 12, 2021 teleconference with the Applicant's professionals, the Applicant will make best efforts to move the refuse area back enough to clear the sidewalk.*

8. The Applicant should discuss the logistics of waste management including the frequency of trash removal, method, and access. The plans show the refuse area gate swinging into the public sidewalk. The refuse area gate should be located at the side or rear to avoid any pedestrian conflict.

*Per May 12, 2021 teleconference with the Applicant's professionals, the Applicant will make best efforts to move the refuse area back enough to clear the sidewalk.*

9. The bulk chart on the engineering plans should be revised to say ~~39'-10"~~ 33' for the building height, consistent with the architecture plans.

*Per May 12, 2021 teleconference with the Applicant's professionals, the Applicant agreed to this item.*

10. The Applicant should revise the plans to show the front yard setback lines for Lots 20.01 and 20.02 with dimensions consistent with the bulk chart. For Lot 20, the bulk chart should show a setback of 17.7', consistent with the site plan.

*Per May 12, 2021 teleconference with the Applicant's professionals, the Applicant agreed to this item.*

11. The rear yard setback for Lots 20-20.02 should be dimensioned on the site plan.

*Per May 12, 2021 teleconference with the Applicant's professionals, the Applicant agreed to this item.*

12. No sidewalks are proposed along the Delevan Street frontage which is a deviation from ordinance §604. The Applicant should provide the dedicated 4' wide pedestrian path in a material different from the driveway to define the sidewalk area.

*Per May 12, 2021 teleconference with the Applicant's professionals, the Applicant will provide a sidewalk, curb ramp at corner of Delevan Street and Clinton Street, and depressed curbing. Construction details of these items should be provided on the plans.*

13. The Applicant should provide testimony regarding proposed utilities, drainage, grading, and any stormwater management strategies.
14. We defer other comments and further review regarding utilities, drainage, grading, soil erosion, and stormwater management to the Board Engineer.

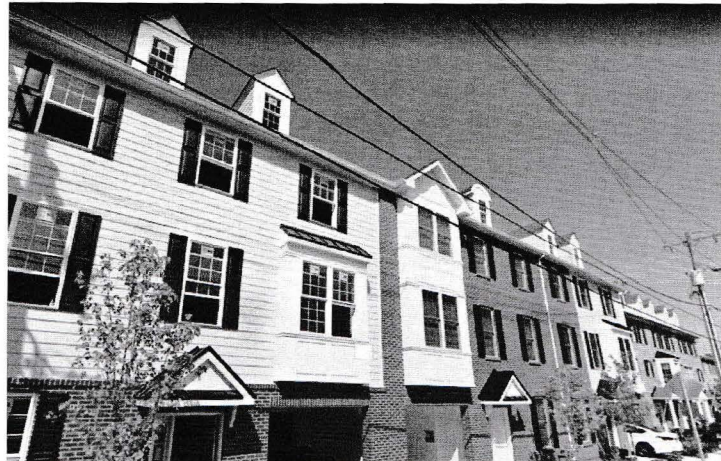
#### B. Architecture Comments

1. The Applicant shall specify and provide testimony to all building façade materials, colors, and overall details of design, relative to the site and surrounding character, specifically the townhomes along Clinton Street.
2. The Applicant should provide the Board with a summary/history of all architectural changes since the original application submission. The Applicant should discuss its architecture presentation to the Historical Preservation Commission.

*Testimony was provided at the April 7, 2021 public hearing.*



3. The modern cubist architecture is a departure from the traditional architectural forms in this area. The buildings in this area, even those that were newly constructed, contain architectural details and trim with colonial or Victorian themes such as pictured below. The proposed building does not contain this level of detail.



Earlier versions of the architecture that were provided with this application had more traditional forms and rooflines, consistent with the surrounding buildings. While more modern building types can be complementary to historic neighborhoods, it's imperative that there is a connection to the existing built environment, and contain some reference to the form, colors, and materials, to be a cohesive addition instead of an outlier. We offer the following comments:

- a. Per Lambertville Design Guidelines §5.1.1.h, "Buildings on corner lots have frontages on two public streets. Both façades should be designed as the front of a building, although only one front door is necessary." The pattern and proportionality of the windows on the Clinton Street facade appear more as a "side facade" than a "street facade". We recommend greater attention be given to this facade, and at a minimum provide a typical pattern, orientation, size, and trim of windows and doors.

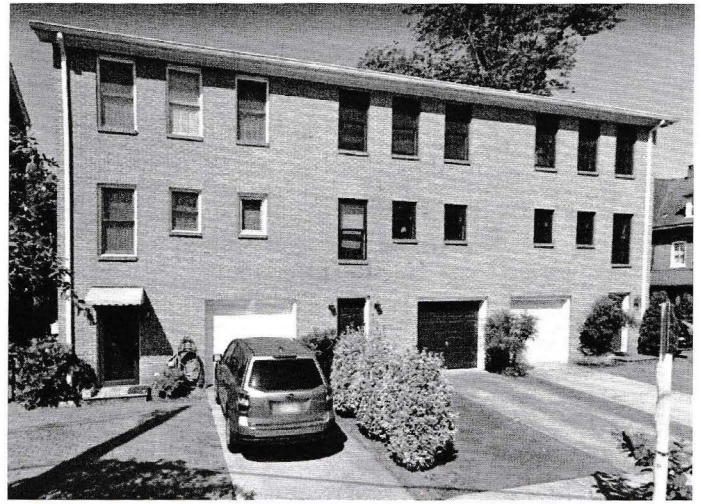
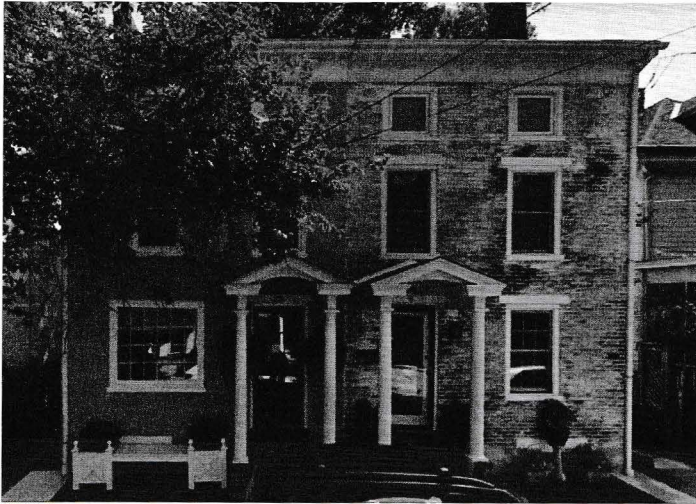
*The revised architecture now makes the Clinton Street façade appear more like a front façade with larger windows with improved trim and pattern, as well as a more distinct entrance to this side of the building.*

- b. Larger and more traditionally proportioned windows should be provided on all facades. Muttons/mullions should be provided in the windows, as is provided on many surrounding single and multi-family properties such as the adjacent property pictured left but not shown on the picture to the right.

*The revised architecture now shows larger windows on all upper floors and includes muttons/mullions which is an improved design. However, this revised design has smaller ground floor windows on the Delevan Street facade. We recommend window sizes be increased to fill the negative space and that additional features be added between or under the windows – such as window boxes, wall trellis systems, and/or shutters.*



*Ground floor windows have been enlarged with trim detail and shutters added on the Delevan Street façade.*



- c. We do not recommend the stark white panels on the facade, which would require routine maintenance to remain attractive. Per Lambertville Design Guidelines §5.1.1.f, "Natural building materials should be used in all construction to the greatest extent possible. This includes clapboard, brick, smooth stucco and stone."

*The revised architecture has removed the white stucco on the second floor of the Delevan Street façade, as well as the red brick veneer on the first and third floors. The Applicant now proposes cement fiber clapboard on all three floors the first two floors and a portion of the third floor of the Delevan Street façade, which is an improved design.*

- d. If the Board and the Applicant desire a flat roof building typology, which is not compliant with the Lambertville Design Guidelines (§5.1.1.a), we recommend greater level of detail be provided to rooftop cornice, trim, and window size and materials. We recommend that the entrance of each unit receive architectural treatment, which is provided on nearly all buildings in this area.

*The revised architecture has removed the flat roof and now shows a pitched aluminum asphalt shingle roof with a standing seam metal roof for the dormers.*

4. The Applicant should provide the color and material of the proposed canopy along with a measurement of its projection in the right-of-way on the architecture plan.
5. The Applicant should provide testimony regarding rooftop screening, particularly the screening of the mechanical condensers to the southernly adjacent dwelling. The roofline will screen the mechanical condensers from the north, east, and west.

*The revised architecture plans do not show any rooftop mechanical equipment or screening, but now a pitched roof is proposed. Testimony should be provided regarding the location of any mechanical equipment and how it will be screened.*

*The latest architecture plans show rooftop mechanical equipment screening; however, the materials and colors of such must be labeled on the plans. Per May 12, 2021 teleconference with the Applicant's professionals, the Applicant agreed to add*



*a label indicating that the materials and colors of the rooftop mechanical equipment screening will match the roof material to reduce visual impact on a revised set of plans.*

6. The Applicant should provide additional testimony regarding compliance with the Lambertville Design Guidelines.
7. *Greater attention should be given to the design and proportionality of the ground floor facade facing Delevan Street. The first floor typically sits proud of any above floors; however, this design has the second floor extended approximately 2' feet over the first floor. Columns occupy 1' of the 2' width of this area, which is inconsistent with traditional forms. Traditionally, an overhang over the first floor is 4' wide to shelter the opening of the door, especially when columns are utilized.*

*The Applicant should revisit this design to have a better relationship between the first and second floor and to better articulate the entrances. We recommend the overhang either be eliminated altogether or expanded to provide a useable 4' overhang space with architectural features (ex. roofed portico) that are more appropriate for this design.*

*Dimensions of the overhang spaces have been provided on the plans; however, the Applicant should discuss the Delevan Street overhang area and design.*

8. The Applicant should revise the architecture plans to show the proposed colors of all building materials.
9. The Applicant should confirm if building mounted lighting is proposed. The January 28, 2021 architecture submission displayed building mounted lighting on the first and third floors of the Delevan Street façade. The April 26, 2021 revised architecture submission now shows no building mounted lighting on any façade, however, a note and arrow regarding lighting is still shown on the Delevan Street elevation plan.

*The revised architecture plans now show two building mounted lighting fixtures on the Delevan Street elevation, which is an improved design.*

10. The Applicant should confirm the entire roof material will be aluminum coping as only one portion is striped and noted as such.

*The revised architecture plans confirm that the dormer roofs above the balcony spaces will be standing seam metal and the main roof will asphalt roofing shingles.*

11. Testimony should be provided regarding how the Delevan Street upper floor balcony space will be divided as it now appears to be one big open space.

*The revised architecture plans now show the balcony space of the Delevan Street upper floor elevation broken into four individual sections with railings for each unit.*

12. The Applicant should present colored renderings of the revised architecture to the Board.

#### C. Parking + Circulation Comments

1. The Applicant should provide an overview of vehicle circulation and parking, including which parking spaces are dedicated to which lot and where visitors to the Site will park.
2. The zoning ordinance defers to the Residential Site Improvement Standards (RSIS) for parking requirements which require 2.3 parking spaces for each two-bedroom townhouse unit. The Applicant proposes two parking spaces per unit and requires variance relief for parking for all four lots. The Applicant should provide testimony regarding the exception from this state standard.
3. The proposed configuration of lot lines and parking stalls is such that parking for Lot 20.02 is on Lot 20.03. This is highly irregular, as traditional townhouses have their own parking spaces within their own lot lines, or a common parking area is provided. We defer to the Board Attorney whether this triggers additional variance relief (as technically only 1 space is on Lot 20.02, where 2.3 spaces are required), and what type of access agreements or easements would be required.
4. The Applicant has indicated that two on-street spaces along Clinton Street will be provided as part of this application. No on-street parking shall be counted towards their parking requirement. The Applicant should obtain municipal approval for the use of the restriping and two on-street parking spaces along Clinton Street. We defer further comment to the Board Attorney and Board Engineer.
5. The Applicant should discuss the logistics for moving and deliveries that require oversized vehicles.
6. We defer to the Board Engineer regarding turning movements and sufficiency for back-out movements on Delevan Street.
7. The Applicant should consider the implementation of infrastructure to support level 1 electric vehicle charging for residents/tenants.

**D. Landscaping + Lighting Comments**

1. The Applicant should provide testimony regarding proposed landscaping and lighting improvements.
2. The Applicant should confirm that no plantings will interfere with the proposed balconies on the structure.
3. The Applicant should discuss the responsible party for the maintenance of all landscaping on the Site.
4. The Applicant should clarify if each lot will get its own private backyard and the nature of open space, as relief is identified for the total area of open space.
5. The Applicant should provide evergreen trees or other landscaping elements/plantings to mitigate the requested variances for each lot's rear yard setback.

*Per May 12, 2021 teleconference with the Applicant's professionals, there is not enough space in the rear yard for landscaping, however, it was agreed that the fence will run along the entire rear yard and western side yard connecting to the building.*



6. The Applicant should comply with the landscaping requirements and recommended species provided in the ordinance. We recommended coordination with the City's Shade Tree Commission for any revised submissions.
7. All proposed lighting should be downward facing, dark sky compliant, and have a color temperature of at most 3,000°K.
8. The Applicant proposes light levels as high as 22.3 footcandle at the building entrances. This level of light is more appropriate for a highway rest area. We recommend no light level exceed 5 footcandle levels.

*Per May 12, 2021 teleconference with the Applicant's professionals, the Applicant has agreed to revise the lighting plan and reduce the lighting levels.*

9. Per Section Z-511.3, the parking area shall be illuminated with a minimum of 0.5 footcandles. This is not shown for Lots 20 and 20.03 and must be provided.

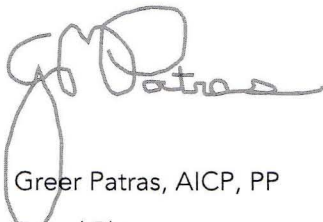
*Per May 12, 2021 teleconference with the Applicant's professionals, the Applicant agreed to this item. Revised plans should include appropriate revisions and notes. If compliance with this item can't be provided, the Applicant must specifically request waiver relief on the plans.*

10. The Applicant should discuss if lighting will be controlled by a timer, motion sensor, or manually by residents.

If the Board approves this application, revised plans should be submitted to address the comments of the Board Professional reports and contain a list of all conditions of approval. This must be submitted for review and approval prior to submission for building permit.

If you have any questions regarding this application, please feel free to contact our office.

Sincerely,



Greer Patras, AICP, PP  
Board Planner

APPENDIX "A" – SITE PHOTOS (NOVEMBER 2020)

