

City of Lambertville  
Planning Board  
Regular Meeting Minutes  
Wednesday, July 7, 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).*

Roll Call

Mrs. Lawton called the roll as follows:

Present: John Miller, Sarah Gold, Stephanie Moss, Marleina Ubel, Paul Rotondi, Councilman Sanders, Paul Kuhl and Mayor Fahl.

Absent: Kevin Romano, Zac Anglin and Kate Millsaps.

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

**APPROVAL OF MINUTES –June 2, 2021**

Sarah Gold made a motion to approve the June 2, 2021 minutes, with one minor change. Stephanie Moss seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. John Miller and Marleina Ubel were abstained from voting. MOTION CARRIED.

**APPROVAL OF RESOLUTION**

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

Mr. Palilonis stated that there were inconsistencies with the comments received from the Board Professionals that needed clarification. Therefore, the Board agreed to carry any action of approval to our August 4, 2021 meeting.

It was also recommended that the applicant or a representative be present at the meeting to discuss the changes made to the plans.

Mayor Fahl made a motion to carry the resolution. Councilman Sanders seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. John Miller and Paul Kuhl were abstained from voting. Stephanie Moss was recused from voting. MOTION CARRIED.

### **CANNABIS ORDINANCE**

The draft ordinance for cannabis has been discussed by the City Council and now was before the Planning Board for review of its consistency with the Master Plan.

Ms. Goldman stated that the commercial use will be limited for the C2, C3 and CBD zoning districts. The number of cannabis businesses and licenses will be limited and each applicant will still need to apply for approval of a Board to verify that they meet the requirements of the City ordinance.

Councilman Sanders addressed the Board on the process the City has been taking and stated that there has been strong support from the community. He also stated that security precautions are a requirement for this type of business.

Ms. Goldman stated that the ordinance is consistent with the Master Plan and also with the Re-Examination Master plan.

### **PUBLIC COMMENT**

Marleina Ubel asked about the use of cannabis in the public areas. It was stated that consumption is prohibited in public spaces.

John Miller asked if a conditional use still requires approval. The applicant is still required to obtain approval from the Board for multiple reasons, such as proximity to schools, similar retail spaces and parking requirements.

Mayor Fahl made a motion that the Planning Board recommend to City Council the approval of this ordinance. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

### **PUBLIC COMMENT**

Judy Gleason, North Union Street – Questions about the process of approving the resolution for 7 Delevan Street.

Ester of North Union Street – asked about parking requirements and easements for the application at 7 Delevan Street and if public comments will be permitted during the final application.

Patrick, North Union Street – concerned about the parking becoming more of an issue with more people working from home.

Paul Stevens, Quarry Street – commented on the parking concern throughout the City.

Stephanie Moss, North Union Street – asked the Board why they couldn't make the applicant reduce the number of units from four to three and stated that she has major parking concerns.

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.

**GENERAL BOARD BUSINESS**

None.

**PAYMENT OF BILLS**

Mayor Fahl made a motion to pay bill, so long as funding is available. Sarah Gold seconded the motion. A unanimous roll call vote was taken by all members present. MOTION CARRIED.

**ADJOURNMENT**

Stephanie Moss made a motion to adjourn the meeting at 7:59 pm. Paul Rotondi 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