

City of Lambertville
Planning Board
Meeting Minutes
Wednesday, November 3, 2021

The meeting was called to order by Vice Board Chairman, John Miller at 7:00 p.m. with a statement of compliance with the Open Public Meetings Act. This meeting was held in person at the Lambertville Public School and recorded digitally.

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.

Roll Call

Mrs. Lawton called the roll as follows:

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

Absent: Kevin Romano and Paul Kuhl

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

APPROVAL OF MINUTES

October 6, 2021

Council President Sanders made a motion to approve the minutes, as submitted. Stephanie Moss seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Mayor Fahl was recused from voting. MOTION CARRIED.

COMPLETENESS

15-17 Bridge Street
Block 1040 Lot 1
Bulk Variances

The members of the DRC have recommended completeness to the Board so that the application can move forward with a public hearing. There are several waivers that are recommended in regards to Checklist #4 – Item 16, 23, 34 ab&c.

Mayor Fahl made a motion to deem the application complete, with recommended waivers. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC HEARING

15-17 Bridge Street
Block 1040 Lot 1
Bulk Variances

Mr. Palilonis swore in the applicant's professionals for testimony; Peter Goldman, Steven Cohen and Mark Cannuli.

The application was marked as exhibit A1 and the public notices were marked as exhibit A2.

The proposed use of the dwelling is a café / bakery on the first level, with residential units on the second level. The previous use of the space was Pasha Rugs, a commercial retail use.

All baked goods will be made off premises and delivered to the site before the start of business in the morning. Deliveries will be made through the front door and the vehicle will be parking on Bridge Street for a short time.

There is no proposed change to the footprint of the structure. All exterior lighting will be gooseneck. All mechanical equipment will be elevated to comply with flood ordinance regulations. The applicant shall discuss with the Construction Official what those requirements will be.

There is a small trash enclosure to the rear of the property. All trash will be stored in that area until the scheduled time for weekly pick-up. There is also a portion of the building that encroaches onto the D&R Canal Commission property. This will be removed and will not require any additional approvals or easements.

The previous owner was allotted three signs, a variance will be required for the pre-existing, non-conforming signs, if the applicant wishes to maintain that number of signs. The applicant will comply with all sign ordinance regulations and obtain approval from outside agencies.

There is also a pre-existing, non-conforming fire code that requires a five-foot separation. The applicant cannot comply with this require and will require a variance.

A parking variance will also be required, as there are no spaces available on site.

Sarah Gold made a motion to grant the approval, with listed variances. Mayor Fahl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED

AREA OF REDEVELOPMENT – PRELIMINARY INVESTIGATION

295 North Main Street
Block 1004 Lot 3

City Council has asked the Planning Board to recommend that the City Planner, Emily Goldman, begin her investigation study into the possible redevelopment of the property located at 295 North Main Street.

Paul Rotondi made a motion to approve the investigation study. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

HISTORIC LANDMARKS & DISTRICTS

The Historic Preservation Commission was before the City Council seeking approval for changes to the Historic ordinance. The proposed changes need to be reviewed for consistency with the 2019 Re-Examination Report.

Sarah Gold made a motion to grant the approval for review. Kate Millsaps seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC COMMENT

No comments from the public

Mayor Fahl made a motion to close public comment. Paul Rotondi 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 bills, so long as funding is available. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

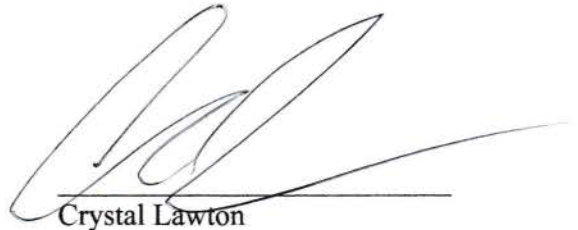
John Miller made a motion to adjourn the meeting at 8:09 pm. Mayor Fahl seconded the motion. A unanimous voice vote in favor of the motion was taken in favor of the motion by all members present. MOTION CARRIED.

November 3, 2021
Planning Board Meeting

Respectfully submitted,

John A. Miller

John Miller
Vice Chairman

A handwritten signature in black ink, appearing to read 'Crystal Lawton', written over a horizontal line.

Crystal Lawton
Administrative Officer