

PLANNING BOARD  
CITY OF LAMBERTVILLE  
REGULAR & REORGANIZATION MEETING  
Wednesday, January 4, 2023

The meeting was called to order by Board Attorney, Scott Salmon, at 7:00 pm with a statement of compliance with the Open Public Meetings Act.

**OATHS OF OFFICE**

Mr. Salmon administered the Oaths of Office for Paul Kuhl, Council President Steve Stegman, Marleina Ubel, Robert Jordan, Cynthia Jahn and Vincent Uhl.

**ROLL CALL**

Mrs. Lawton called the roll call as follows:

Present: Bob Jordan, Marleina Ubel, Matt Blake, Stephanie Moss, Council President Steve Stegman, Cynthia Jahn, Vincent Uhl, Paul Kuhl and Mayor Nowick.

Absent: Kate Millsaps and Michelle Romeo.

Also In Attendance: Board Attorney Scott Salmon, Board Engineer Doug Rossino and Board Planner Michael Sullivan.

**ELECTION OF BOARD CHAIRPERSON**

**Motion to nominate Paul Kuhl for Board Chairperson:**

Stephanie Moss made a motion to nominate Paul Kuhl for Chairman for 2023. Mayor Nowick seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

**Motion to close nominations for Board Chairperson:**

Stephanie Moss made a motion to close nominations for Board Chairperson. Bob Jordan seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

**ELECTION OF BOARD VICE CHAIRPERSON**

**Motion to Nominate Stephanie Moss for Vice Board Chairperson:**

Marleina Ubel made a motion to nominate Stephanie Moss as Vice Board Chairperson for 2023. Matt Blake seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

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Motion to close nominations for Vice Board Chairperson:

Mayor Nowick made a motion to close nominations. Bob Jordan seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

APPROVAL OF MINUTES

Council President Stegman made a motion to approve the November 2, 2022 minutes, with minor changes. Bob Jordan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Cynthia Jahn and Vincent Uhl abstained from voting. MOTION CARRIED.

APPROVAL OF MINUTES

Bob Jordan made a motion to approve the December 7, 2022 minutes, with minor changes. Stephanie Moss seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Marleina Ubel, Cynthia Jahn and Vincent Uhl abstained from voting. MOTION CARRIED.

APPROVAL OF THE 2023 ANNUAL MEETING SCHEDULE

A brief discussion regarding the meeting listed for April 5, 2023 ensued. It was determined that this meeting will be canceled, as it is the first day of Passover and the second meeting, which is scheduled for April 19, 2023, will be held to conduct all regular business for the Planning Board.

Stephanie Moss made a motion to approve the meeting schedule, with the change of date for the April meeting. Matt Blake seconded the motion. A unanimous voice vote was taken by all members present. MOTION CARRIED.

APPROVAL OF RESOLUTION

72 Alexander Avenue  
Block 1002 Lots 28.02, 29 & 29.01  
Preliminary and Final Site Plan & Bulk Variances

No action was taken on the approval of this resolution. It will be included on the agenda for the February 1, 2023 meeting.

COMPLETENESS

24 Bridge Street  
Block 1035 Lot 20  
Conditional Use, Variance & Site Plan Waiver

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Let the record show that Mayor Nowick and Council President Stegman recused themselves from this application.

Doug Rossino recommended that the following items for waivers, partial waivers and temporary waivers, in reference to Checklist # 4:

7b-Recommended Waiver, 15-Recommended Waiver, 17 a-e-Recommended Waiver, 18 a-c-Recommended Waiver, 20-Recommended Waiver, 21-Recommended Waiver, 23-Recommended Waiver, 24-Recommended Waiver, 25 a-b- Recommended Waiver, 28-Recommended Waiver, 31-Recommended Waiver, 33-Temporary Waiver Recommended for the lighting plan, 34a-b-Recommended Waiver, 36 a-b-Recommended Waiver, and 39-Recommended Waiver.

Stephanie Moss made a motion to deem the application complete, with the recommendation of waivers, as listed above. Matt Blake seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Cynthia Jahn and Vincent Uhl abstained from voting. MOTION CARRIED.

PUBLIC HEARING

24 Bridge Street  
Block 1035 Lot 20  
Conditional Use, Variance & Site Plan Waiver

Let the record show that Mayor Nowick and Council President Stegman recused themselves from this application.

The application was marked into the record as Exhibit A-1, the public notices as Exhibit A-2 and plans labeled "location" with revision date of January 4, 2023, as Exhibit A-3.

Alan Lowcher, Esq. was present on behalf of the applicant. Also in attendance, Michael Burns-the applicant's architect and Brad Stanford, who works with the property owner. Both Mr. Burns & Mr. Stanford was sworn in as experts to testify.

The application was submitted to convert the existing first level of the building from an art gallery to a restaurant with a total of forty-six seats. In accordance with the new ordinance for the Central Business District, parking variances are not required.

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There is an existing second story apartment that they are proposing to expand and create a two bedroom apartment, with terrace and living wall. This alteration cannot be seen from the street. Currently, there is an existing exterior door with access to the second floor apartment. This will remain in place.

Michael Burns spoke about the 200' gore area and advised the members that modifications were made to the plans that will show the addition to the line of the existing building and will not expand past the property line.

The proposed terrace will have a sliding glass door, which contributes to the requirement of two means of egress.

The kitchen for the proposed restaurant will be located at the rear of the building. The applicant will comply with all ADA requirements, including the new bathrooms.

The facade of the building will include transom windows that will open vertically to allow the feel of outdoor dining in the warmer months. It is the intention of the applicant to have additional dining on the sidewalk area as well.

Mr. Burns stated that the new material that is proposed will mimic the existing facade materials.

There is an existing metal bracket that will be incorporated into the new proposed sign. The applicant will comply with the maximum allowed square footage of the sign and will maintain the height requirements, as per our ordinances.

There is a loading zone in the area of Bridge Street and North Union that could be utilized for deliveries to the restaurant. All trash will be located outside of the kitchen to the rear of the structure.

This application requires a variance for the Front Build to Line, the Minimum Rear Yard Setback, the Maximum lot coverage, all of which are pre-existing non-conforming. The design exceptions are the location of the projecting sign, the design of the building in regard to public safety and the impacts of the conditional use on neighboring properties.

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Matt Blake made a motion to grant the variances listed above. Marlenia 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

Board Chairperson Paul Kuhl at the beginning of the meeting commented that there should be no discussion of applications outside of the public meeting. Welcomed new members to the Board. Encouraged Board Members to visit sites in preparation for the meeting. Also mentioned that all members should respond to the Board Secretary once they receive the documents for the meeting as to their attendance.

There was discussion on the Resolution Review Process whereby two Board members will also be involved in reviewing the draft Resolutions.

PUBLIC COMMENT

No comment from the members of the public.

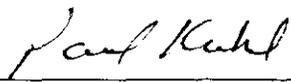
BILLS LIST

Council President Stegman made a motion to pay bills, so long as funding was available. Mayor Nowick seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

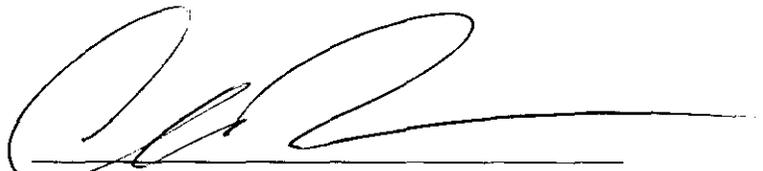
ADJOURNMENT

Matt Blake made a motion to adjourn the meeting at 8:16 pm. Stephanie Moss seconded the motion. A unanimous voice vote was taken by all members present. MOTION CARRIED.

Respectfully submitted,



Paul Kuhl, Chairman



Crystal Lawton, Administrative Secretary