

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING
Wednesday, May 3, 2023

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

ROLL CALL

Mrs. Lawton called the roll call as follows:

Present: Bob Jordan, Marleina Ubel, Stephanie Moss, Michelle Romeo, Cynthia Jahn, Vincent Uhl and Paul Kuhl. Kate Millsaps, Mayor Nowick & Councilman Stegman.

Absent: NONE

Also In Attendance: Board Attorney Scott Salmon, Board Planner James Clavelli and Board Engineer Doug Rossino.

APPROVAL OF MINUTES

Marleina Ubel made a motion to approve the April 19, 2023 minutes, as submitted. Bob Jordan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kate Millsaps, Councilman Stegman and Mayor Nowick abstained from voting. MOTION CARRIED.

APPROVAL OF RESOLUTION 4-2023

51 Bridge Street / 40 Ferry Street
Block 1042 Lots 25 & 26
Minor Subdivision

Stephanie Moss made a motion to approve the resolution, with minor corrections. Bob Jordan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kate Millsaps abstained from voting. Councilman Stegman and Mayor Nowick recused themselves from voting. MOTION CARRIED.

COMPLETENESS

75 South Main Street
Block 1050 Lot 17

Doug Rossino advised the Board that the following waivers were requested in reference to *Checklist #4 - Determination of Completeness of Application for Preliminary / Final Site Plan Approval.*

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Item 16, Waiver Requested, Item # 17 a-e, Waiver Requested for the topology, Item # 23, Waiver Requested for proposed drainage, 25b, Waiver Requested.

Marleina Ubel made a motion to deem the application complete & grant the waiver requests listed above. Mayor Nowick seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC HEARING

75 South Main Street
Block 1050 Lot 17

Richard Mongelli, the applicant's attorney and Gary O'Connor, the applicant's architect were present at the meeting. Also in attendance was Lelsie Mazza, the property owner.

An application was submitted for approval to convert the existing detached garage into an accessory apartment. The main structure is a three bedroom semi attached dwelling that has been renovated by the property owner, after having been vacant for some time.

The proposed apartment will consist of one bedroom, one bath, with a living room & kitchen. Access to the apartment will be through an interior staircase located within the garage.

The applicant has agreed to maintain this as a COAH unit, with affordable housing requirements to be met by the set ordinance, for a minimum of ten years.

The owner will be required to comply with all code requirements during construction, such as fire rated walls, location of windows in proximity to property line, etc. The Construction Official will review all construction plans before the issuance of the permit.

The property is located within the flood zone and the applicant will need to comply with all flood regulations when construction begins. Flood vents will be installed in the garage walls. It was

recommended that a sign be placed on the interior of the garage informing the tenant of the space that the garage is partially located in the flood zone.

Trash receptacles will be located in the area of the yard between the two dwellings and will be set out on Wilson Street for weekly pickup.

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There is an existing curb cut for the garage that will be increased, with this approval. One parking space will be located within the garage and one will be located to the left of the garage. The tenant of the apartment will have a dedicated parking space.

There is an existing Dogwood tree on the property that the applicant will try to maintain during construction and if they are unable to save the tree they are willing to plan or relocate the tree.

There were several items that were not shown on the plans that were submitted, therefore, the Board opted to carry this application to the June 7, 2023 meeting. The applicant stated that they would have revised plans available for the Board Professionals and its members.

No further notices are required on behalf of the applicant.

GENERAL BOARD BUSINESS

NONE

BILLS LIST

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

ADJOURNMENT

Councilman Stegman made a motion to adjourn the meeting at 8:05 pm. Mayor Nowick seconded the motion. A unanimous voice vote was taken by all members present. MOTION CARRIED.

Respectfully submitted,



Paul Kuhl, Chairman



Crystal Lawton, Administrative Secretary