

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING
Wednesday, June 7, 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:

Kate Millsaps, Bob Jordan, Michele Glassburg, Stephanie Moss Councilman Stegman, Cynthia Jahn, Vincent Uhl, & Paul Kuhl.

Absent:

Marleina Ubel, Michelle Romeo and Mayor Nowick.

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

OATH OF OFFICE

Scott Salmon read the Oath of Office to our new alternate board member, Michele Glassburg.

APPROVAL OF MINUTES

Cynthia Jahn made a motion to approve the May 3, 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. Michele Glassburg recused from voting. MOTION CARRIED.

PUBLIC HEARING

75 South Main Street
Block 1050 Lot 17

Debbie Forman, was present on behalf of Mr. Mongelli to represent the applicant. Also in attendance was Lelsie Mazza, the property owner and Gary O'Connor, the applicant's architect.

The applicant was back before the Board with revisions to the original plans, to include comments made by the Board members and it's Professionals.

Mr. O'Connor advised the Board that the windows located on the second level of the garage have been adjusted to match the garage door below.

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The lower portion of the garage exterior wall will be concrete block with stucco and the upper level has been changed to horizontal siding.

The applicant is not proposing the creation of a front porch with this application. The structure will maintain the appearance of a garage from the street view.

Several Board members commented that the proposed garage door should reflect a more traditional style, such as carriage style door. The applicant shall meet with the Board planner to discuss the final agreement.

Since the property is located in the flood zone, the applicant is required to comply with all flood regulations, including the use of flood vents and floor resistant materials. It was also recommended that a sign be installed on the structure advising any tenants that the property is located in the flood zone and there is potential for damage.

There is an existing tree on the property that would need to be relocated. The applicant has agreed to attempt to relocate the tree somewhere on the property, but that if the tree does not survive, they will plant two additional native trees, with a two and half inch caliber.

The following is a list of variances required:

- Front yard depth
- Height of accessory structure

Design relief is required for the following:

- Minimum distance of accessory building
- Minimum driveway standards
- Driveway, patio and walkway to use pervious pavers
- All runoff will be directed towards Wilson Street and also through the ground
- Driveway apron will be concrete

Conditions of Approval:

- Flood warning plaque to be on building
- Parking relief for two spaces

Vincent Uhl made a motion to grant the variances, design relief and conditions of approval, as listed above. Bob Jordan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

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RECOMMENDATION - ORDINANCE 14-2023

The Planning Board discussed the proposed ordinance. The following recommendations were made for consideration by the Governing Body;

1. C. Prohibited Conduct - Currently, no approval or permit is required for *repaving, repairing, resurfacing reconstruction or altering* any surface. The Planning Board **has** recommended **that** the Governing Body amend the ordinance to require any resident or property owner to obtain approval, via a Zoning Permit, prior to any alterations.
2. F. Penalties - The following procedure is proposed;
 - a. The assigned Municipal Official shall first issue a memo to the property owner informing them of the requirement to obtain municipal approval. The property owner will have a time limit of 30 days, from the time the memo is issued, to comply.
 - b. Failure to comply within the given time frame will result in a first offense penalty, not to exceed \$250.00.
 - c. Second offense penalty shall not exceed \$2,000.00
 - d. Third offense, a court summons shall be issued to the property owner for non-compliance.

Amendments to the existing Zoning Permit application will be made that require any applicant to confirm whether a private inlet exists on the property before a permit will be issued.

Kate Millsaps made a motion to include the recommendations listed above to the Governing Body for consideration. Bob Jordan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

GENERAL BOARD BUSINESS

Cynthia Jahn voiced concerns regarding applications that the Board has approved with conditions. She stated that the Board is not updated on any changes that are made and approved by the Board Professionals.

It was determined that the Board Secretary would provide updates, as necessary, on a monthly basis to all Board members.

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Mr. Salman updated the Board on the traffic study regarding Jersey Girlz.

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

Bob Jordan made a motion to adjourn the meeting at 9:20 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