

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING
Wednesday, December 6, 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, Kate Millsaps, Michele Glassburg, Stephanie Moss, Councilman Stegman, Michelle Romeo, Cynthia Jahn, Vincent Uhl, Paul Kuhl and Mayor Nowick

Absent:

Marleina Ubel

Also In Attendance: Board Engineer, Doug Rossino, Board Planner James Clavelli & Alternate Board Attorney Rafig Moorman.

APPROVAL OF MINUTES

Stephanie Moss made a motion to approve the September 6, 2023 minutes, as submitted. Mayor Nowick seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kate Millsaps abstained from voting. MOTION CARRIED.

TIME EXTENSION

75 South Main Street
Block 1050 Lot 17

Since the Board approved this application, the property has been sold. The new owner is seeking a one-year time extension to comply with the granted approval.

Councilman President Stegman made a motion to grant a one-year time extension. Bob Jordan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

COMPLETENESS

17 Wilson Street
Block 1051 Lot 16.01

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Doug Rossino read into the record the items in Checklist #1 that the applicant has requested waivers on; Item 17e and item 22. The following items in Checklist #4 were also requested waivers by the applicant; Item 17e, 18 a & b, 23, 24, 25b and 34a and 34b

Mayor Nowick made a motion to deem the application complete and accept the requested waivers, as listed above. Councilman President Stegman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC HEARING

17 Wilson Street
Block 1051 Lot 16.01

An application was submitted for a Site Plan Waiver and Minor Subdivision. The property in question is a vacant lot that had previously been approved by this board in 2018.

The applicant is proposing to construct two semi-detached single family dwellings. Each unit will be three stories and will have a two-car garage.

The proposed materials for the facade of the structure will be horizontal clapboard siding with an exposed stone foundation. The railings will be constructed of aluminum and there will be a third floor terrace. The garage doors will be carriage style and each unit will have a trash enclosure on each side of the dwelling.

The property is located in the flood zone and the applicant will be required to comply with the regulations of the Flood Damage Prevention Ordinance. Each lot will have a dry well installed to assist with water runoff and will be deed restricted. All mechanical equipment will be required to be elevated over the base flood elevation.

The dry wells are required to be maintained by each property owner and all records of maintenance to be kept on file with the City's Floodplain Administrator.

There will be no living space on the lower level of the building, the kitchen will be located on the second floor and the bedrooms on the third floor.

The structure height is in compliance with the City's Ordinance. The applicant will also comply with the regulations of the ordinance regarding exterior lighting.

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To the rear of the property is an existing fence that was installed by the owners of 50 South Union Street. At the time, the owners of South Union Street were also the owners of 17 Wilson Street and therefore installed the fence incorrectly, having the decorative side face inwards.

There was testimony by Eric Rupnarain that test pits and perk tests have been conducted on the property during the application in 2018. However, it was determined by the Board that an infiltration test must be conducted during and after construction.

The driveway material must be of porous pavement. Brick pavers were recommended by the Board Professionals.

The applicant is proposing to install new curb cuts, however, this won't affect the parking on Wilson Street.

A mulberry tree has been removed from the property. The applicant is willing to plant two additional trees, based on the recommendation of the Shade Tree Commission.

The meeting was opened for public comment:

-John Brambley, 10 Wilson Street - Concerned about flooding of basements and Swan Creek.

-Richard Hayes, 13 Wilson Street - Concerns about increased groundwater and runoff.

-James McBride, 73 South Main Street - Flooding concerns

-Elena Feryok, 29 Wilson Street - Flooding concerns

The meeting was closed for public comment.

Design Relief:

1. Driveway material, porous pavement
2. Side lot lines are not ninety degrees from the right-of-way

Design Exceptions:

1. R.S.I.S. for one parking space

Conditions of Approval:

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1. Deed restrictions
2. Plant additional street trees, at the recommendation of the Shade Tree Commission
3. Conduct a second testing of the drywells after construction
4. Mill and overlay Wilson Street after construction
5. Comply with all Flood Damage Prevention requirements
6. Dedication of 5' Right of Way

Mayor Nowick made a motion to approve the application, with the conditions and expectations listed above. Bob Jordan seconded the motion. A roll call vote in favor of the motion was taken by all members present. One member, Kate Millsaps, voted against the motion. MOTION CARRIED.

GENERAL BOARD BUSINESS

The second Planning Board meeting scheduled for December 20, 2023 will be canceled, due to lack of business to conduct.

BILLS LIST

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

ADJOURNMENT

Stephanie Moss made a motion to adjourn the meeting at 9: 30 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