

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Wednesday, November 13, 2013

The meeting was called to order by Tim Korzun. at 7:10 p.m. with a statement of compliance with the Open Public Meetings Act.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Tim Korzun, Paul Kuhl, Jackie Middleton, Steve Stegman, John Miller, Mayor DeVecchio, Ken Rogers and Gina Fishetti.

Absent: Dave Morgan, Derek Roseman and Erin Keyes.

Also Present: Attorney Stewart Palilonis, Engineer Robert Clerico and Planner Emily Goldman.

APPROVAL OF MINUTES

Paul Kuhl made a motion to approve the October 2, 2013 meeting minutes as submitted. John Miller seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. **MOTION CARRIED.**

Ayes: T. Korzun, P. Kuhl, S. Stegman, J. Miller, K. Rogers.
Nay: None
Abstained: J. Middleton and Gina Fishetti.
Recused: None

Dismissal without Prejudice

**11 Arnett Avenue, Brian Sassman
Block 1006 Lot 46 & 47**

The Board discussed the application for 11 Arnett Avenue and agreed that since no action has been taken by the applicant, the need to dismiss without prejudice was required due to time restrictions.

Steve Stegman made a motion to dismiss the application for 11 Arnett Avenue without Prejudice. Paul Kuhl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. **MOTION CARRIED.**

Ayes: T. Korzun, P. Kuhl, J. Middleton, S. Stegman, J. Miller, D. DeVecchio, K. Rogers, G. Fishetti.
Nays: None
Abstained: None
Recused: None

SITE PLAN WAIVER

**57 Bridge Street – Lambertville Hall Foundation
Block 1042 Lot 28**

The applicant's attorney and architect were present at the meeting. The applicant is seeking approval from the Planning Board for parking that has been grandfathered from the previous use as a Church.

The applicant was before the Zoning Board of Adjustment for approval for a change of use, however, at this time, the applicant has decided to put that application on hold. They intend to use the building for office space and Educational uses, which are both permitted uses in this zone.

They initially wanted to also use the building for stage set up for the Bucks County Playhouse. However, it was determined by the Zoning Officer that that is not a permitted use and would require a variance. Mr. Burns advised that the applicant was willing to remove that use as part of his application. The Board accepted that withdraw.

Mayor DeVecchio asked Mr. Mongelli how many parking spaces were needed to use the building for office space and educational uses. Mr. Mongelli stated that 25 parking spaces would be required.

Emily Goldman stated in her report, she determined that there was a total of 30 parking spaces that have been grandfathered for the proposed use and a total of 97 parking spots based on the square footage of the entire building. Mr. Palilonis stated that if the Planning Board granted this approval of the grandfathered parking spots, the Zoning Board of Adjustment would be bound by that number when the applicant appears before them again.

Ken Rogers wanted to go on record and advise the Planning Board members and the applicant's professionals that any unused areas within the building should be noted in the resolution. He also stated that according to the Building Code and size of the building it has a maximum occupancy of 409.

Mr. Clerico stated that for the occupancy permit, a plan should be submitted and approved prior to the issuance of a Certificate of Occupancy.

Mr. Stegman wanted to know what the process was if the applicant wanted to hold a special event at the building. Mayor DeVecchio stated that the City Council would have to approve all special events.

MOTION: Mayor DeVecchio made a motion to grant approval for 30 grandfathered parking spots for the permitted uses of office space and educational. Steve Stegman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. **MOTION CARRIED.**

Ayes:	T. Korzun, P. Kuhl, J. Middleton, S. Stegman, J. Miller, D. DeVecchio, K. Rogers, G. Fishetti
Nays:	None
Abstained:	None
Recused:	None

PAYMENT OF BILLS

John Miller made a motion to pay bills. Steve Stegman seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. **MOTION CARRIED.**

PUBLIC COMMENT

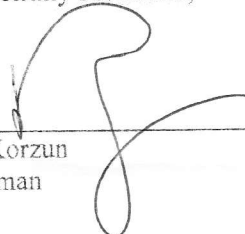
None

November 13, 2013
Planning Board Meeting


ADJOURNMENT

Paul Kuhl made a motion to adjourn the meeting at 7:38 pm. John Miller seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present. **MOTION CARRIED.**

Respectfully submitted,



Tim Korzun
Chairman



Crystal Lawton
Administrative Officer