

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Thursday, March 30, 2023**

The meeting was called to order by Board Chairman, Pasquale Pittore, at 7:30 p.m. with a statement of compliance with the Open Public Meetings Act.

ROLL CALL

Mrs. Lawton called the roll as follows:

Present:

Jane Wesby, Paul Bernstein, Bill Pissara, Brian Kelly and Pat Pittore.

Absent:

Fred Eisinger, Kevin Brady and Christine Peluso.

Also Present: Board Attorney Scott Salmon, Board Planner James Calvalri and Board Engineer Doug Rossino.

APPROVAL OF MINUTES – February 23, 2023

Jane Wesby made a motion to approve the meeting minutes, as submitted. Paul Bernstein seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members able to vote. Bill Pissara abstained from voting. MOTION CARRIED.

COMPLETENESS & PUBLIC HEARING

247 North Main Street
Block 1006 Lots 8 & 12

Due to a member conflict, the Board was unable to hear this application.

The application was carried to our next scheduled meeting to be held on April 27, 2023. No further notices are required.

Bill Pissarra made a motion to carry the application. Brian Kelly seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

APPROVAL OF RESOLUTION

320 North Main Street
Block 1003 Lot 14

Jane Wesby made a motion to approve the resolution, as submitted. Brian Kelly seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Bill Pissarra abstained from voting. MOTION CARRIED.

APPROVAL OF RESOLUTION

Board Professional Virtual Attendance

A resolution was created to allow all Board Professionals to attend a scheduled meeting by either calling in or some other form of virtual attendance. This was created in particular for shorter meetings that does not require one of the Professionals to be present to conduct the meeting.

Bill Pisarra made a motion to approve the resolution, as submitted. Paul Bernstein seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

COMPLETENESS

184 York Street
Block 1002 Lot 78
Bulk Variances

The applicant, James McHenry, has previously received Board approval in 2018, however, since no progress has been made and the application expired, he was required that he return to the Board with a new application to obtain approvals.

Mr. Rossino advised the Board that there were several waivers that have been requested and recommended;

Checklist # 4 -

17e - Partial Waiver for the Topographic information, 23 - Waiver for the manmade features, 24a & b- Waiver for the "Will Serve" letter from the Sewer Authority as the location has existing utilities, 26 - Temporary Waiver for the details regarding the City sidewalk, curbing & paving and 33 - Waiver for the residential lighting plan.

Bill Pisarra made a motion to deem the application complete. Brian Kelly seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC HEARING

184 York Street
Block 1002 Lot 78
Bulk Variances

Gary O'Connor and James McHenry were sworn in as expert witnesses.

The existing property was constructed in 1866 and contains an existing single family dwelling that has been demolished internally. The applicant proposes to maintain the existing structure and proposes to construct a two-story addition and expand the front porch.

A two-car garage is proposed, as well as a rear patio with a one-story addition with a roof terrace. A new retaining wall will be installed that will divert water runoff around the structure and into existing stormwater drains.

The storm system is existing, however, the applicant must clarify with the Clerk's Office and the Zoning Officer for approval for connections from the structure to the systems.

There is an existing red maple tree that is at the front of the property. This would need to be removed and would require approval from the Shade Tree Commission.

This application requires a variance for the condition use, the lot size, front yard setback, side yard setback and steep slopes. An exception is required for the driveway standards as well.

Jane Wesby made a motion to grant the variances and exceptions as listed above. Bill Pisarra seconded the motion. A roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

GENERAL BUSINESS

None

PUBLIC COMMENT

None.

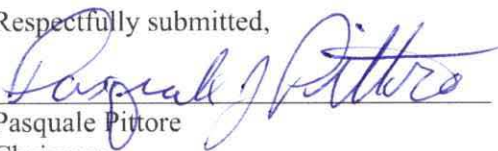
PAYMENT OF BILLS

Brian Kelly made a motion to pay bills, so long as funding was available. Jane Wesby seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.
MOTION CARRIED.

ADJOURNMENT

Brian Kelly made a motion to adjourn the meeting at 8:53 pm. Jane Wesby seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.
MOTION CARRIED.

Respectfully submitted,


Pasquale Pittore
Chairman


Crystal Lawton
Administrative Officer

