

City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, July 1, 2020

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

Message to the public on how to participate using ZOOM and calling in:

If you want to participate or make a public comment there are two ways to do so.

If you are currently utilizing a computer to participate, you would click the "Raise Hand" button on the bottom of the screen. This will place you in a queue that I can see for when it's time to take public comments. People are sorted in the order they raised their hands. When I call on you, a message will pop-up asking if you want to unmute yourself. If you choose to move forward and place a public comment or question, choose to unmute, if you have changed your mind then choose deny.

*If you are dialing in tonight on your phone, to "raise your hand" dial *9 to be placed in the queue. When called on, the system will ask you to confirm being unmuted to proceed.*

Upon being called, I will ask you to please state your full name and address the record, then please feel free to make your comment or ask a question.

When public comments are finished, participants will be placed back on mute for the duration of the meeting.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Michelle Komie, Sarah Gold, Gina Fischetti, Zac Anglin, Paul Kuhl, Council President Asaro, John Miller and Stephanie Moss.

Absent: Mayor Fahl and Kevin Romano.

Also, Present: Attorney Stewart Palilonis, Board Engineer Douglas Rossino and Board Planner Emily Goldman were present at the meeting.

APPROVAL OF MINUTES – May 5, 2020

Stephanie Moss made a motion to approve the minutes as submitted. Sarah Gold seconded the motion. A unanimous roll call vote was taken by all members present.
MOTION CARRIED.

APPROVAL OF MINUTES – June 3, 2020

John Miller made a motion to approve the minutes as submitted. Stephanie Moss seconded the motion. A unanimous roll call vote was taken by all members present.
MOTION CARRIED.

DISCUSSION

230 North Main Street
Block 1002 Lot 26.02
Union Fire Company

Richard Mongelli and Donald Hart were present on behalf of the Union Fire Company. In 2018 a resolution was granted for a Use Variance and Minor Site Plan. The applicant submitted for review of compliance and at that time it was discovered that no deeds had been filed, as listed in the Board's Engineer's letter at the time of approval.

Doug Rossino, our current Board Engineer, provided a compliance letter that would state the applicant must comply with prior review letters, which is the reason the applicant wanted to come before the Board for discussion.

Mr. Mongelli stated that there were discussions at the meeting in 2018 that the applicant was hesitant to grant an easement to the City of Lambertville. This was due to the fact that the property known as Phillips Barber, at 72 Alexander Avenue, was in the process of major renovations and alterations. It should be noted that this project at 72 Alexander Avenue, has not submitted a formal application, as of this date.

Mr. Mongelli stated that the alterations to 72 Alexander Avenue could have an impact on the increased water flow that would affect the Union Fire Company property and that may alter the need for additional work or changes for his client.

There are new members on the Board since this approval was granted. It was agreed that Mr. Mongelli will provide a letter to Mr. Rossino stating that they will allow the City access for maintenance but that an easement is not warranted at this time. Once the project at Phillips Barber begins, the applicant can return to the board for further discussion.

No action was taken.

PUBLIC HEARING

65 Wilson Street
Block 1053 Lot 2 and 3
Preliminary Major Subdivision

An application was submitted for a Major Subdivision, to include one single-family dwelling and eight semi-detached dwellings.

The existing site currently holds a one-story building with a parking lot attached. This property was known as the old YMAC.

The Board Attorney swore in the following expert witnesses; Ralph Finelli, the architect and Mitchell Ardman, the engineer / planner.

At prior meetings there were discussions regarding the current tax status of the property. The City's Attorney confirmed that the property was tax exempt and no back taxes are owned.

The proposal shows a driveway with a one-car garage attached. There will be approximately four on-street parking spaces. A parking waiver for the R.S.I.S standards would be required.

The application, as submitted, meets all of the front, side and rear set-back requirements. The ordinance allows for a maximum of 80% lot coverage, while the applicant is proposing only 50% lot coverage.

John Miller asked the applicant if a portion of the rear of the property was located in the steep slope section and if the proposed patios or decks would be encroaching.

Mr. Mongelli stated that he was not aware of any steep slope issues and if there were any they would address those issues with the Site Plan application.

It was also suggested to eliminate the last building. By doing so, this could reduce the parking waiver requirement from four spaces to two spaces.

PUBLIC COMMENT:

Lauren Kovacs – concerns about parking and impervious coverage.

Bill Kershaw – challenged the board jurisdiction, as there is no clear title in his opinion.

Brad Sanford – Trustee for the Lambertville Elks, concerns about parking, increase of on-street parking

Skylar Bird – In favor of development, concerns about parking.

Keirin Fox – parking concerns, plan is too aggressive for the area, questions about location of decks in regards to existing streams.

Elycia Lerman – questions about affordable housing, plantings, tree removal

Paul Stevens – concerns about current tax status.

Roseanne Basko – questions about parking and driveways.

Audrey Burnes- parking concerns, requested that the Board not approve as submitted.

Judy Gleason – concerns about tax status, suggested scaling the development back some.

Lillie Chen – made a statement that current YMAC members were just finding out about this.

Susan Croce – questions about fire hydrants and the parking impact.

Public comment was closed.

Mr. Mongelli asked for a continuance so that he may confer with his client and asked to be put on the August 5, 2020 agenda. No further notices will be required.

Council President Asaro made a motion to grant a continuance, as requested. Zac Anglin seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

GENERAL BOARD BUSINESS

Emily Goldman advised the Board that a public hearing will be held on July 15, 2020 for the Area in Need of Redevelopment, the Police Station.

PUBLIC COMMENT

None.

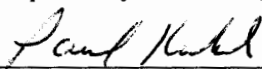
PAYMENT OF BILLS

Sarah Gold 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

Sarah Gold made a motion to adjourn the meeting at 10:24 pm. Council President Asaro seconded the motion. A unanimous voice vote in favor of the motion was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,



Paul Kuhl
Chairman

Crystal Lawton
Administrative Officer