

City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, August 5, 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: John Miller, Sarah Gold, Gina Fischetti, Stephanie Moss, Michelle Komie, Paul Kuhl and Council President Asaro.

Absent: Kevin Romano, Zac Anglin and Mayor Fahl.

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

APPROVAL OF MINUTES – July 1, 2020

Stephanie Moss made a motion to approve the minutes, as submitted. Council President Asaro seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano was abstained from voting. MOTION CARRIED.

APPROVAL OF MINUTES – July 15, 2020

Sarah Gold made a motion to approve the minutes, as submitted. John Miller seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano and Council President Asaro were abstained from voting.
MOTION CARRIED.

PUBLIC HEARING

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

This public hearing was a continuance from the July 1, 2020 meeting. In attendance on behalf of the applicant were Richard Mongelli, Ralph Finelli, Richard Ardman and the applicant himself, Bill Barish.

Mr. Mongelli addressed John Millers concerns regarding steep slope disturbance. He indicated that the proposed project will not disturb the steep slopes and in addition, lots 3.01 and 3.03 will have no encroachment into the steep slopes.

The single-family dwelling will have a two-car garage and the remaining units will have a one car garage, plus a driveway.

It was stated that the application conforms with the building coverage requirements and the rear yard setbacks. They are also in compliance for the off-street parking requirements.

It should be noted that the driveway for lot 3.01 is twenty-five feet from the Right-of-Way from Feeder Street.

There were several concerns from the Board members regarding erosion protection, size of the dwellings on lots 3.01 and 3.04, pipe ownership and footings near the steep slope area.

Board Chairman, Paul Kuhl, opened the meeting up for public comment:

Stephen Croce – Stated that he preferred the property be used as a community center, was concerned about the existing tree on site, fire safety. He inquired about the length of construction, overcrowding and parking.

Brad Sanford – Suggested that the applicant downsize the project to allow for more on-street parking.

Jennifer Jabaski – Commented that the City should enforce the Design Guidelines, a conservations easement should be established and that there were too many units proposed.

Steve Stegman – Commented that the property should be considered for Fair Share Housing.

MOTION: Preliminary Subdivision, up to 9 lots, with Easement Condition

Sarah Gold made a motion to grant approval for the Preliminary Subdivision, with conditions. John Miller seconded the motion. A roll call vote was taken by all members present. MOTION CARRIED.

MOTION: To Close Public Comment

Council President Asaro made a motion to close the public comment session. Gina Fischetti seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

GENERAL BOARD BUSINESS

None.

PUBLIC COMMENT

None.

PAYMENT OF BILLS

Council President Asaro 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.

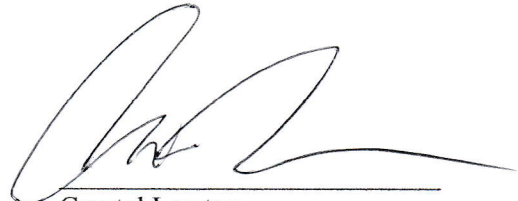
ADJOURNMENT

Stephanie Moss made a motion to adjourn the meeting at 10:11 pm. Michelle Komie 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