

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
7:00 PM, JUSTICE CENTER, 25 SOUTH MAIN STREET
WEDNESDAY, May 5, 2010

The meeting was called to order by the Chairperson, Timothy Korzun at 7:00 p.m. with a statement of compliance with the Open Public Meetings Act.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Emily Goldman, Paul Kuhl, David Morgan, Derek Roseman, Tim Korzun

Absent: Paul Cronce (Mr. Cronce joined the meeting later), Ward Sanders, Jackie Middleton, John Miller, David DeVecchio, and Beth Gardiner.

Also Present: Attorney Shurts, Engineer Clerico, Planner Weber

Approval of the May 5, 2010 Meeting Minutes

Derek Roseman made a motion to approve the May 5, 2010 meeting minutes as submitted. Paul Kuhl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Emily Goldman was abstained from voting. MOTION CARRIED.

Time Extension, Resolution 3-2010

Allied Village, Block 1004 Lot 1.01

Neal Solomon was present at the meeting to request an additional time extension for his client, Allied Village. However, it was discovered that resolution # 3-2010 granted an extension until September 2010.

Mr. Solomon wanted to update the board of the application. He stated that the application had partial approvals for the façade, the variance for the side yard and the removal of the proposed garages.

Tim Korzun stated that there is no resolution granting approval for these items.

Bill Shurts stated that a vote was taken for the approval of the façade in October 2008. He recalled a lengthy discussion on the garages and what the definition of an accessory use was at a prior meeting.

Mr. Solomon advised the Board that his clients want to move on this application in July 2010. He also stated that the City of Lambertville is in the process of trying to purchase the property and that they will have a final decision at the November 2010 Council meeting.

Tim Korzun stated that the application will be reviewed from where it was left off at the last meeting it was heard.

Although notices have already been sent out, Mr. Solomon was advised by Mr. Korzun that the applicant may want to re-notice due to the length of time that has passed.

MOTION CARRIED.

Public Hearing (continued)

*Zatuzhni, Block 1076 Lot 14, 31 North Franklin Street
Application for a Major Subdivision*

Mrs. Lawton received written consent from Mr. Zatuzhni allowing the board to carry the public hearing to the July 7, 2010 meeting. This will allow the subcommittee to meet once more to discuss changes to the application.

The members were notified by Mrs. Lawton that DeAnna's Restaurant did not receive a notice for the public hearing for this application.

It was determined that her property was not listed on the certified list that Mr. Zatuzhni received from the Clerk's Office.

Mr. Shurts will notify the applicant that he must notice DeAnna's Restaurant and that he may want to obtain another certified list to make sure there were no other neighbors missing from the list.

MOTION CARRIED.

Public Hearing

*John Munice, 118 North Union Street, Block 1019 Lot 9
Application for a Conditional Use*

Mr. Munice was before the Board to request approval for the installation of an efficiency apartment above his existing garage.

However, it was determined that because the existing main dwelling has multiple apartments, the Board has no jurisdiction and that the applicant must apply to the Zoning Board of Adjustment for approval.

Determination

Keneth Vaughan, 42 Ferry Street, Block 1042 Lot 25

The applicant submitted a new plan for the Board's approval of a boundary line adjustment his property.

The Board members needed to determine if this new application submitted was substantially different from the application that was previously submitted.

Michael Burns, Kenneth Vaughan & Jim Ceglia were sworn in by Mr. Shurts.

Mr. Markman, the applicant's attorney, stated that the overhead utility services have been relocated and would not be crossing lot 26. They are proposing the relocation of the sewer lateral. It would now be accessible from the basement, which eliminates the need for a utility easement.

Mr. Markman stated that he read the resolution and stated that most of the paragraphs expressed concern for the easements needed for this application.

Mr. Korzun asked Mr. Ceglia if he stood by his letter dated April 28, 2010. Mr. Ceglia stated that he did.

Mr. Korzun asked the applicant if the patio pavers had been removed and if the existing walkway was remaining or being removed. Mr. Vaughan stated that the pavers are movable and can be relocated as needed. The plans for the front walkway will remain the same.

Mr. Vaughan stated that this is basically the only greenery left in town and he wants to preserve and maintain this. He stated that if this application is approved that this lot would not be able to be built on in the future.

Paul Kuhl made a motion to approve the boundary line adjustment. Dave Morgan seconded the motion. A roll call of was taken by all members present with 3 ayes and 2 nays. Emily Goldman recused herself from voting on this application because she is an adjacent neighbor to the applicant. MOTION CARRIED.

PAYMENT OF BILLS

Paul Cronce made a motion to pay the bills on the bills when the funds become available. Derek Roseman seconded the motion. A unanimous vote of ayes was taken in favor of the motion by all members present. MOTION CARRIED.

PUBLIC PARTICIPATION

None

ADJOURNMENT

Paul Kuhl made a motion to adjourn at 9:10 p.m. Derek Roseman seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present. MOTION CARRIED.

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
7:00 PM, JUSTICE CENTER, 25 SOUTH MAIN STREET
WEDNESDAY, March 3, 2010
PAGE 4

Respectfully submitted,

Crystal Lawton
Administrative Officer