City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, March 3, 2021

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.

The following statement was read into the record.

This meeting is being held in compliance with the Open Public Meetings Act with the Annual Notice advertised in Trenton Times; the meeting notice was provided to the Hunterdon County Democrat and Trenton Times, sent to department heads, members of the listserv and was posted on the glass doors of the elevator entrance at City Hall. The meeting agenda was posted on the Bulletin Board at City Hall, on the City's website at www.lambertvillenj.org.

This session will be recorded using Zoom.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Kevin Romano, Zac Anglin, Stephanie
               Moss, Marleina Ubel, Kate Millsaps, Councilman Sanders, Paul Rotondi,
               Paul Kuhl and Mayor Fahl.

Absent: John Miller and Sarah Gold

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

APPROVAL OF MINUTES – February 3, 2021

Councilman Sanders made a motion to approve the February 3, 2021 minutes as submitted. Paul Rotondi seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC HEARING CONTINUED
39 Ferry Street
Block 1045 Lots 4
Major Subdivision & Site Plan Approval

In attendance on behalf of the applicant were Neil Yoskin, the applicant's attorney and David Plante, the applicants engineer.

At the suggestion of the board, the applicant has decreased the size of the front porches, which also reduces the stream encroachment and offers two additional parking spaces.

It has been determined that a deed for neighbors to access their properties through the rear of 39 Ferry Street was never recorded. However, the applicant has agreed to provide one now, through a Home Owners Association agreement.

The residents that are granted access will share the cost of maintenance for the driveway with the property owners of the three units proposed.

The applicant agreed to install signs for drivers and pedestrians a the top of the driveway to provide some safety precautions.

At this time, the meeting was opened for public comment.

Audrey Byrnes, Ferry Street – stated that she has been working with the applicant and will be allotted two parking spaces, stated that the units are too large, concerns about Swan Creek.

Robert Jordan, South Union Street – Mr. Jordan was sworn in to testify and present documents / pictures that he created based on the plans provided by the applicant. He was concerned about a pull over area in the driveway with cars coming in and out. He also has concerns regarding grading on the property.

Bill Neeley, Ferry Street - asked about whether the board looks at surrounding properties when considering approval, concerned about impervious coverage.

Kevin Byrnes, Ferry Street – advised that he has hired an attorney, is not in agreement with the size of the proposed units and stated he will be losing sunlight should the units be constructed.

John Barby, South Union Street – size of the buildings is out of character with the neighborhood, stated that they should be sensitive to the neighbors.

Vivian Bevich, Ferry Street – thanked the applicant for the changes to the porches, concerned about water runoff from the driveway and contaminations from the cars into Swan Creek.

Gary Cohen, Ferry Street – concerned about the height of the structures, the aesthetics and historical guidelines.

Mayor Fahl made a motion to close the public hearing portion of the meeting. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

VARIANCES - Building Coverage, Lot Coverage, Lot Frontage and new fence.

Kevin Romano made a motion to grant the variances as listed above. Mayor Fahl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

EXCEPTIONS – Stream encroachment corridor & vegetated area, driveway width, exposed foundation, building material and driveway setback.

Mayor Fahl made a motion to grant the Exceptions listed above. Paul Rotondi seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kate Millsaps abstained from voting.

PRELIMINARY SUBDIVISION & SITE PLAN, WITH CONDITIONS – Outside agency approvals, letter from Ken Rogers regarding flood issues, HOA declaration, Access Easements, Pedestrian and Vehicle Access Easement, Updated Grading Plan, Updated Lighting Plan, Driveway Signage, Storm Water Management revisions with Board Engineer and Septic Design.

Paul Rotondi made a motion to approve the Preliminary Subdivision and Site Plan, with the above conditions. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kate Millsaps abstained from voting. MOTION CARRIED.

RECOMMENDED ORDINANCE CHANGE

The members of Lambertville Goes Wild created a list of suggestions for changes to our ordinance. Mary Anne Borge was present at the meeting on behalf of Lambertville Goes Wild.

Ms. Borge stated that the current ordinance is out of date and that is what prompted the proposed changes.

The new changes include the requirement of native plants, recommendation for the Eco System, the use of no pesticides.

They are also recommending that street trees be removed from our ordinance and that the Shade Tree Commission should have jurisdiction over this decision.

Stephanie Moss made a motion that the Planning Board recommend to City Council to introduce the proposed recommendations. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC COMMENT

No public comment.

Councilman Sanders made a motion to close public comment. Mayor Fahl 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.

PAYMENT OF BILLS

Councilman Sanders made a motion to pay bill, so long as funding is available. Mayor Fahl seconded the motion. A unanimous roll call vote was taken by all members present. MOTION CARRIED.
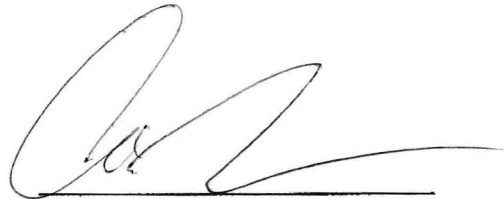
ADJOURNMENT

Councilman Sanders made a motion to adjourn the meeting at 9:43 pm. Stephanie Moss 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,

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Paul Kuhl
Chairman

_____
Crystal Lawton
Administrative Officer