

ORDINANCE NO. 2006-08

AN ORDINANCE AMENDING THE CITY OF LAMBERTVILLE ZONING ORDINANCE OF 1971, AS AMENDED ENTITLED: “AN ORDINANCE AMENDING ORDINANCE NUMBER 2002-12 SECTION 602 ENTITLED “REVIEW CRITERIA WITHIN THE HISTORIC DISTRICT”

BE IT ORDAINED by the Mayor and Council of the City of Lambertville, County of Hunterdon, State of New Jersey, that Ordinance Number 2002-12 Section 602 “Review Criteria Within The Historic District” be amended as follows:

SECTION 1: Section B. Demolitions shall be amended as follows:

Demolitions.

A. In the area of the City of Lambertville that has been placed on the State and National Register of Historic Places all requests for demolition permits must be referred to the Historic Preservation Commission for review and comment, prior to issuance of the permit. The following criteria shall be used to evaluate any application to demolish a historic building under this section:

1. Its historic, architectural and social significance.
2. Its potential use for the uses currently permitted by the zoning ordinance.
3. Its importance to the municipality and the extent to which its historical or architectural value is such that its removal would be detrimental to the public interest.
4. The extent to which it is of such old, unusual or uncommon design, craftsmanship, texture or material that it could not be reproduced, or could be reproduced only with great difficulty.
5. The extent to which its retention would promote the general welfare by maintaining and increasing real estate values, generating business, creating new jobs, attracting visitors, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating study in architecture and design, educating citizens in American culture and heritage, or making the City a more attractive and desirable place in which to live.
6. If it is within the area of the City of Lambertville that has been placed on the State and National Register of Historic Places, the probable impact of its removal upon the ambiance of the area.

7. If a property owner conclusively demonstrates to the Historic Preservation Commission that a historic building or structure within the area is incapable of earning an economic return on its value, as appraised by a qualified real estate appraiser, the Planning Board may delay issuance of the demolition permit for a period of time not to exceed six months. Notice of the proposed demolition shall be posted on the premises of the structure in a location clearly visible from the street by means of a sign approved by the Historic Preservation Commission. The purpose of this subsection is to encourage the preservation of historic buildings and to offer the City, interested persons, historical societies, or other organizations the opportunity to acquire or to arrange for the preservation of such buildings. The Planning Board may at any time during such delay approve a demolition permit, and at the end of six months, shall automatically approve a demolition permit, in which event a demolition permit shall be issued without further delay.

B. As a condition for the issuance of a permit, the applicant must provide documentation of the structural condition of the subject building by an engineer or architect and a preservation specialist, which concludes demolition is the best and/or only solution. The permit will then be issued in conjunction with an approval of the exterior design of the replacement structure by the Historic Preservation Commission.

C. The application for a demolition permit will include the following:

1. Measured exterior elevations by an architect or engineer and a preservation specialist.
2. A materials list of the architectural character-defining elements and the composition of these elements (stone, wood, metal or other).
3. A list of architectural elements to be reused or salvaged that form the historic fabric of the building to be demolished.
4. To the extent that the applicant can comply, photo documentation of the building in its existing and past condition so that the Board can get a sense of its place in history.

SECTION 2: This ordinance shall take effect immediately upon adoption according to law.

Introduced: March 20, 2006

Adopted: April 17, 2006