

ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Wednesday, October 25, 2018

The meeting was called to order by Board Chairman Pasquale Pittore, at 7:30 p.m. with a statement of compliance with the Open Public Meetings Act.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Fred Eisinger, Georg Hambach, Kate Dunn, John Woods, Pat Pittore and Madeline Urbish.

Absent: Jane Wesby, Scott Consoli and Marcus Rayner.

Also Present: Board Attorney, Stewart Palilonis, Board Planner Emily Goldman and Board Engineer Paul LaPierre.

APPROVAL OF MINUTES

September 27, 2018

Fred Eisinger made a motion to approve the meeting minutes, as submitted. John Woods seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Georg Hambach, Kate Dunn and Madeline Urbish were abstained from voting.

MOTION CARRIED.

COMPLETENESS

287 South Main Street
Block 1055.01 Lot 8
Use Variance & Site Plan Waiver
Winter Wolfe Studio

An application was submitted to the Board for consideration of a Use Variance for a new Art Gallery and Tattoo Studio located at 287 South Main Street, Lambertville NJ.

Richard Mongelli, the applicant's attorney and Michael Burns, the applicant's architect was present at the meeting, along with the applicant, Joe Rose.

The property location is owned by 8 Centre Marketplace Realty, Inc. There are multiple commercial uses on the property currently and ample parking. The property owner is also the owner of lot 6, which has additional parking available.

Lot 6 was not originally included in the application, however, after discussion it was agreed upon that the applicant will include lot 6 as part of the proposed

project. And that all public notices will include both lot 6 and lot 8 for the public hearing.

Mr. Paul LaPierre's review letter dated October 121, 2018 asked for additional information to be clarified. Mr. Burns addressed some of the outstanding issues and advised the Board that those revisions will be addressed at the public hearing.

Mr. LaPierre stated that the Board could deem the application complete and schedule the public hearing for November 29, 2018.

Georg Hambach made a motion to deem the application complete. Madeline Urbish seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

COMPLETENESS

39 Bridge Street
Block 1042 Lot 19
39-41 Bridge Street, LLC

An application was submitted to the Board for review however, the application was incomplete and required additional information at the September 27, 2018 meeting.

Those required documents were submitted and reviewed by Mr. LaPierre's office and it has been determined that the application could be deemed complete at this time and scheduled for a public hearing on November 29, 2018.

John Woods make a motion to deem the application complete. Georg Hambach seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

An application was submitted to the Board for review. However, the packet was not submitted in time for a completeness hearing at this meeting. It was originally scheduled for November and was mistakenly added to the October meeting.

The Board Engineer, Paul LaPierre did manage to produce a review letter. In that letter he recommended that the application be deemed incomplete for several reasons. A copy of this letter was distributed to the applicant and their attorney.

APPEAL OF ZONING OFFICER'S DECISION

58 Church Street
Block 1077 Lot 8

The applicant was not present for this meeting.

Mr. Palilonis advised the Board members that they intend to submit a new application for review but was uncertain as to when that would occur.

A letter will be sent to the applicant providing a one-month extension on the appeal and advising that if a new application is not submitted prior to the November 29, 2018 meeting, the Board may act on the current Appeal Application.

No action was taken.

PAYMENT OF BILLS

Georg Hambach made a motion to pay bills, so long as funding was available. Kate Dunn seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.

MOTION CARRIED.

ADJOURNMENT

Georg Hambach made a motion to adjourn the meeting at 7:57 pm. John Woods seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.

MOTION CARRIED.

Respectfully submitted,



Pasquale Pittore
Chairman



Crystal Lawton
Administrative Officer