

City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, December 7, 2022

The meeting was called to order by Board Chairman, Paul Kuhl, at 7:00 pm 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 the Trenton Times and Hunterdon Democrat, sent to department heads, members of the listserv and was posted on the bulletin board at City Hall and on our website at www.lambertvilleni.org. This meeting is being recorded digitally.

ROLL CALL

Mrs. Lawton called the roll as follows:

Present -

Paul Rotondi, Robert Jordan, Kate Millsaps, Councilman Stegman, Paul Kuhl, Mayor Nowick and Stephanie Moss.

Absent -

Kevin Romano, John Miller, Marliena Ubel and Matt Blake.

Also Present -

Board Attorney Evan Crook, Board Planner Michael Sullivan and Board Engineer Doug Rossino.

MINUTES - November 2, 2022

No action was taken.

PUBLIC HEARING

72 Alexander Avenue

Block 1002 Lot 28.02, 29 & 29.01

Preliminary & Final Site Plan & Bulk Variances

It should be noted that Chair Paul Kuhl and Councilman Stegman recused from voting. Vice Chair Stephanie Moss led the meeting.

Richard Mongelli, the applicant's attorney, was present at the meeting. Mr. Mongelli stated that the applicant's professionals would be addressing the Board's concerns voiced at the September 7, 2022 meeting.

Mr. Sheetal addressed the Board and presented a revised plan of the existing sign and proposed sign, dated September 27, 2022.

The existing size of the sign will remain the same, however, the Hunterdon Healthcare logo will be added, making the total size 16.4 square feet. The applicant will need a variance because they do not comply with the current ordinance regarding size. The sign will be illuminated on both sides.

The HVAC equipment will consist of one piece that is seventy inches in height with an eighteen inch curve. The exhaust fan will be located further back on the roof and will minimize visibility from the street.

Mr. Clerico testified that the site plan has been updated, with a date of December 2, 2022 to include the original design, adding an additional rerouting system to accommodate any increased water runoff.

A new discharge system has been included with the revised plans and adjustments had to be made to the parking lot to accommodate the changes.

The lower system of the stormwater management has been expanded and a new upper system was added to the plans.

As required by State law, the applicant has made provisions for five dedicated parking spaces for electric vehicles. It is unknown at this time what type of charging stations will be installed. As a condition of approval, the applicant is to provide this information prior to the installation of the equipment.

Mr. Clerico stated that they would be minimizing the amount of steep slope disturbance with the revised plans, however, they will still require a variance from the Board.

Kate Millsaps inquired about protective measures in place during construction. Mr. Clerico stated that silt fences will be installed and that the Hunterdon County Soil Conservation will be monitoring the project as it progresses.

The retaining wall will be a total of fifteen feet in height. It was suggested that the applicant install fencing above the wall as a safety precaution, the applicant agreed to comply.

The installation of a bioswale or a rain garden was also suggested, however, Mr. Clerico stated that the revisions made to the proposed plans wouldn't warrant the need for either.

Mr. Clerico advised the Board that there was adequate lighting that is existing on the upper level of the parking area and they do not intend to include additional lighting at this time.

Required variances: Loading zone and steep slope disturbance. Design exceptions: upper parking area pedestrian lighting, height for retaining wall.

Mayor Nowick made a motion to grant the variances and design exceptions, as discussed. Paul Rotondi seconded the motion. A unanimous roll call vote was taken by all members present. Councilman Stegman and Chairman Kuhl recused themselves from voting. Ms. Millsaps stated that she was concerned with the lack of information regarding the equipment to be used for the EV charging parking spaces. MOTION CARRIED.

GENERAL BOARD BUSINESS

Mayor Nowick once again brought to the Board's attention the concerns regarding the approval of a variance at 102 North Union Street. He stated that the resolution did not specifically list a condition of approval to maintain a buffer between the fence and the sidewalk.

It was also discussed that the resolution be reviewed by the Chair and a board member prior to taking action.

PUBLIC COMMENT

None.

PAYMENT OF BILLS

Councilman Stegman made a motion to pay bills, so long as funding was available. Mayor Nowick seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

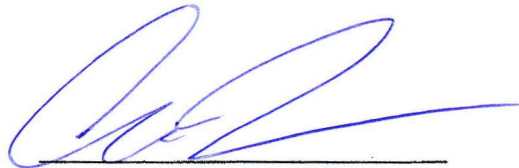
ADJOURNMENT

Stephanie Moss made a motion to adjourn the meeting at 8:37 pm. Councilman Stegman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Paul Kuhl", written over a horizontal line.

Board Chairman
Paul Kuhl

A handwritten signature in blue ink, appearing to read "Crystal Lawton", written over a horizontal line.

Crystal Lawton
Administrative Officer