

PLANNING BOARD  
CITY OF LAMBERTVILLE  
REGULAR MEETING  
Wednesday, February 1, 2023

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.

OATHS OF OFFICE

Mr. Salmon administered the Oaths of Office for Michelle Romeo.

ROLL CALL

Mrs. Lawton called the roll call as follows:

Present: Kate Millsaps, Bob Jordan, Marleina Ubel, Matt Blake, Stephanie Moss, Council President Steve Stegman, Michelle Romeo, Cynthia Jahn, Vincent Uhl, Paul Kuhl and Mayor Nowick.

Absent:

Also In Attendance: Board Attorney Scott Salmon

APPROVAL OF MINUTES

Stephanie Moss made a motion to approve the January 4, 2023 minutes, as submitted. Matt Blake seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kate Millsaps and Michelle Romeo abstained from voting. MOTION CARRIED.

APPROVAL OF RESOLUTION

72 Alexander Avenue  
Block 1002 Lots 28.02, 29 & 29.01  
Preliminary and Final Site Plan & Bulk Variances

Bob Jordan made a motion to approve the resolution, to include the safety fence at both locations. Kate Millsaps seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Marleina Ubel, Council President Stegman and Paul Kuhl recused themselves from voting. Michelle Romeo, Vincent Uhl and Cynthia Jahn abstained from voting. MOTION CARRIED.

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APPROVAL OF RESOLUTION

24 Bridge Street  
Block 1035 Lot 20  
Conditional Use, Variance & Site Plan Waiver

Matt Blake made a motion to approve the resolution, as submitted. Cynthia Jahn seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kate Millsaps, Council President Stegman and Mayor Nowick recused themselves. Michelle Romeo abstained from voting. MOTION CARRIED.

TIME EXTENSION

80 Lambert Lane  
Block 1022 Lot 8  
Cannabis Retail

Barbara Semple was present at the meeting and requested a one-year time extension in order to obtain a Certificate of Occupancy and finalize the traffic study.

Stephanie Moss made a motion to grant the one-year time extension. Mayor Nowick seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Cynthia Jahn, Vincent Uhl and Michelle Romeo abstained from voting. MOTION CARRIED.

GENERAL BOARD BUSINESS

Since there are no applications on the agenda, the second monthly meeting will be canceled. The next scheduled meeting is March 1, 2023.

PUBLIC COMMENT

Sue Jenkins of Delevan Street addressed the Board with her concerns regarding the development at 7 Delevan Street. She stated that the balcony appears to be over the property line and that the real estate agent has advertised that one unit provides four parking spaces.

She also stated that the listing suggests that the proposed loft could be an additional bedroom.

Mr. Jenkins was advised by the Board secretary that the Construction Office will visit the site and verify the location of the balcony and that if she had any further concerns, she could reach out to the office.

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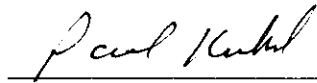
BILLS LIST

Matt Blake made a motion to pay bills, so long as funding was available. Vincent Uhl seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

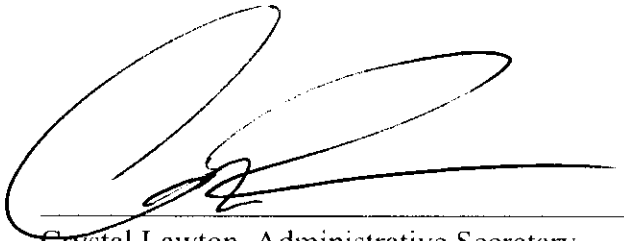
ADJOURNMENT

Stephanie Moss made a motion to adjourn the meeting at 7:22 pm. Marleina Ubel seconded the motion. A unanimous voice vote was taken by all members present. MOTION CARRIED.

Respectfully submitted,



Paul Kuhl, Chairman



Crystal Lawton, Administrative Secretary