

PLANNING BOARD
CITY OF LAMBERTVILLE
REGULAR MEETING
Wednesday, April 19, 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.

ROLL CALL

Mrs. Lawton called the roll call as follows:

Present: Bob Jordan, Marleina Ubel, Stephanie Moss, Michelle Romeo, Cynthia Jahn, Vincent Uhl and Paul Kuhl.

Absent: Kate Millsaps, Mayor Nowick and Councilman Stegman.

Also In Attendance: Board Attorney Scott Salmon, Board Planner Micheal Sullivan and Board Engineer Doug Rossino.

APPROVAL OF MINUTES

Stephanie Moss made a motion to approve the March 1, 2023 minutes, as submitted. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Bob Jordan and Vincent Uhl abstained from voting. MOTION CARRIED.

APPROVAL OF RESOLUTION 3-2023

Remote Attendance for Board Professionals

Bob Jordan made a motion to approve the resolution. Cynthia Yann seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

COMPLETENESS

50 Bridge Street / 41 Ferry Street
Block 1042 Lots 25 & 26

Board Chairman, Paul Kuhl, made an announcement that Mayor Nowick, Councilman Stegman and Kate Millsaps were not in attendance at the meeting and that they would also have to recuse themselves from voting on this application.

Richard Mongelli, the applicant's attorney, and Michael Burns, the applicant's architect were present on behalf of the applicant. Michael Burns was sworn in as an expert witness.

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Doug Rossino advised the Board that the following waivers were requested in reference to *Checklist #1 - Sketch Plat / Minor Subdivision Approval*.

Item 17 a-e, Waiver Requested for the topology, as there are no exterior alterations proposed at this time, Item 22, Waiver Requested for providing information for all man-made features.

Checklist # 4 - Determination of Completeness of Application for Preliminary / Final Site Plan Approval.

Item 17 a-e, Waiver Requested for the topology, as there are no exterior alterations proposed at this time, Item 18 a-c, Waiver Requested for providing cross section information, Item 23 Waiver Requested for proposed drainage and Item 35, for architectural plans for all elevations.

Marleina Ubel made a motion to deem the application complete & grant the waiver requests listed above. Bob Jordan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC HEARING

50 Bridge Street / 41 Ferry Street
Block 1042 Lots 25 & 26
Minor Subdivision and Change of Use

The applicant previously received prior approval from this Board for alterations to the existing property. He is now seeking approval for a lot line adjustment for lot 26.

Lot 25 has a two-story brick mixed use building with commercial space on the first level and residential space to the rear of the first level and on the second level as well.

A portion of the existing commercial space will be converted to residential, with a second bedroom.

There will be no additional lighting with the proposed changes, as there is already sufficient lighting on the property.

The three-car garage and the driveway were approved by this Board in 2020 and shall be considered pre-existing.

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A variance for the rear yard setbacks is required, as well as approval for the Minor Site Plan and Conditional Use.

It should be noted that there were no members of the public present during this meeting, therefore no public comment.

Marleina Ubel made a motion to grant the variances, the Minor Site Plan Approval and the Change of Use. Bob Jordan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

GENERAL BOARD BUSINESS

Reminder to Board members to complete the NJ Financial Disclosure form sent by Cindy Ege, which is due by April 30, 2023.

BILLS LIST

Bob Jordan made a motion to pay bills, so long as funding was available. Stephanie Moss seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

Bob Jordan made a motion to adjourn the meeting at 7:44 pm. Vincent Uhl seconded the motion. A unanimous voice vote was taken by all members present. MOTION CARRIED.

Respectfully submitted,



Paul Kuhl, Chairman



Crystal Lawton, Administrative Secretary

