

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Thursday, April 27, 2023**

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:

Jane Wesby, Christine Peluso, Paul Bernstein, Bill Pisarra, Brian Kelly, Kevin Brady and Pat Pittore.

Absent:

Fred Eisinger.

Also Present:

Board Attorney Scott Salmon, Board Planner James Calvalri and Board Engineer Doug Rossino.

APPROVAL OF MINUTES – March 30, 2023

Brian Kelly made a motion to approve the meeting minutes, as submitted. Bill Pisarra seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members able to vote. Christine Peluso abstained from voting. MOTION CARRIED.

APPROVAL OF RESOLUTION

184 York Street
Block 1002 Lot 78
Bulk Variances

Jane Wesby made a motion to approve the resolution, as submitted. Bill Pisarra seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Christine Peluso, Paul Bernstein and Kevin Brady abstained from voting. MOTION CARRIED.

COMPLETENESS

5 Arnett Avenue
Block 1006 Lot 43
Flood Variance

The application has been recommended for completeness by the DRC. Mr. Rossino advised the Board members that waivers from item #3 on the checklist and item #5 a-i were requested by the applicant and he is in agreement that those items can be waived

Jane Wesby made a motion to deem the application complete, with the requested waivers listed above. Christine Peluso seconded the motion. A roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC HEARING

5 Arnett Avenue
Block 1006 Lot 43
Flood Variance

Sean Faherty was present on behalf of the applicant, Sarah Block. Mr. Faherty stated that during his research, he located documents showing the property was constructed in the 1900's and is a contributing factor to the historic nature of the neighborhood.

The property is currently under contract for purchase and elevating the property would be impractical and pose a financial burden on the current property owner, therefore, Ms. Block is requesting a waiver to elevate the building.

It should be noted that the new owners would still be required to comply with all other flood regulations & requirements.

Paul Bernstein made a motion to grant the waiver from the Flood Ordinance to not elevate the structure. Kevin Brady seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

COMPLETENESS

247 North Main Street
Block 1006 Lots 8 & 12

It should be noted that Paul Bernstein recused from acting on this application and left the meeting.

The DRC recommended that the application be deemed complete, with the following waivers;

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

Item #8 a-c, Waiver Requested, Item #23, Waiver Recommended, Item #24, Waiver Requested, Item #25 a-b, Waiver Requested, Item #28, Waiver Recommended, Item #34 a-b, Waiver Requested.

Jane Wesby made a motion to deem the application complete, with the waivers above. Brian Kelly seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Paul Bernstein recused from voting. MOTION CARRIED.

PUBLIC HEARING

247 North Main Street
Block 1006 Lots 8 & 12

Richard Mongelli, the applicant's attorney, was present at the meeting, as well as Danny Popkin, Eric Rupnarain and Jim Kyle - Scott Salmon swore them all in as expert witnesses.

The property consists of two lots, in two different zones. Lot 8 is located in the R-2 zone and is where all the alterations will take place. Lot 12 is located in the C-3 zone and no changes are proposed on this lot.

The previous use of the space was a Church, however, that use has been abandoned for several years. Mr. Popkin intends to utilize the space as small artist studios and professional offices.

There will be a total of ten individual units, each approximately 140 square feet. Mr. Popkin stated that there is no intent to hold special events or workshops on site.

There is an existing kitchen that will remain, as well as existing bathrooms that were renovated several years ago to comply with ADA regulations. However, Mr. Popkin was advised that he may be required to comply with additional ADA regulations, depending on the amount of renovations he is proposing. This will be determined by the Construction Official in the Construction Office.

The applicant is not proposing any alterations to the exterior of the building. The lighting that is currently in place will remain and there are no plans for any landscaping on site.

However, it was suggested that they consider installing a memorial or historical plaque on the facade of the building

The property does not provide for any off-street parking spaces, however, it was testified that because some of the property owners on North Main Street have an agreement with the Diamond Silver property owner, that they are able to park in designated areas, which leaves ample on-street spaces available for the tenants at this location.

Mr. Popkin stated to the Board members that it could be possible to combine two of the units to make them larger, should that be something a potential tenant would request. Hours of operation would generally be from 8:00 am to 6:00 pm, there will be no amplified equipment or musicians who lease the space.

Each tenant will have access to the building using a key fob. There will be no on-site management, however, there are several employees that are local and would be available to contact during the working hours.

A cleaning service will be at the building on a weekly basis for the common areas. All trash will be brought to the street for weekly pickup by Public Works.

PUBLIC COMMENT:

Karen Mintz, Clinton Street - Interested in renting a space herself, small offices are in demand in the City, ability to walk to work is favorable.

Brian Garren, Local Artist - Involved in the arts community, supports the proposed use, and will continue to work in the area.

Lilia Docherty, Stockton NJ - Supports proposed use of the building and the affordability space.

Variances required for lot 8 -

1. Minimum lot size
2. Maximum building coverage
3. Maximum lot coverage
4. Minimum yard setback

Variances required for lot 12 -

1. Minimum lot size
2. minimum lot depth
3. Minimum lot width
4. Buffer between lots
5. Parking for 5 spaces
6. D-1 Use Variance
7. Site Plan Waiver
8. No exterior storage of any material, condition of approval

Jane Wesby made a motion to approve the application, with the variances and conditions listed above. Christine Peluso seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Paul Bernstein recused from voting. MOTION CARRIED.

GENERAL BUSINESS

None

PUBLIC COMMENT

None.

PAYMENT OF BILLS

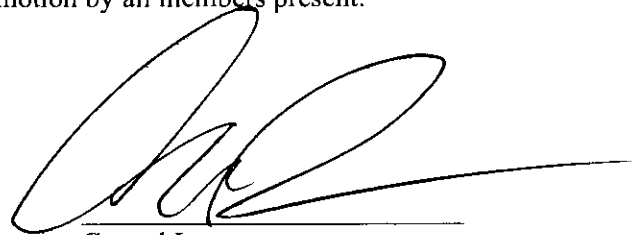
Bill Pissara made a motion to pay bills, so long as funding was available. Kevin Brady seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

Bill Pissara made a motion to adjourn the meeting at 9:14 pm. Jane Wesby 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