

**ZONING BOARD OF ADJUSTMENT  
CITY OF LAMBERTVILLE  
REGULAR MEETING MINUTES  
Thursday, February 27, 2020**

The meeting was called to order by Board Chairman, Pat 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, Kate Dunn, Deb Vari, Bill Pisarra and Pat Pittore

Absent: Jane Wesby, Christine Peluso and Larry Imhoff.

Also Present: Board Attorney Tim Korzun, Board Planner Emily Goldman and Board Engineer Doug Rossino.

**APPROVAL OF MINUTES – January 30, 2020**

Fred Eisinger 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. Reggie Ross was abstained from voting.  
MOTION CARRIED.

**COMPLETENESS**

204 ½ Brunswick Avenue  
Block 1059 Lot 30.02  
Variance

Deb Vari made a motion to deem the application complete. Bill Pisarra seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members able to vote.  
MOTION CARRIED.

**PUBLIC HEARING**

204 ½ Brunswick Avenue  
Block 1059 Lot 30.02  
Variance

The application submitted to the Board for review was for the construction of a new garage in the front portion of the property, which violates the City of Lambertville setback requirements.

This property has a pre-existing, non-conforming rear yard setback. The applicant is also going to require a side yard setback variance.

With the construction of the new garage, a total of five trees will be removed. The applicant and Emily Goldman, will be working together to determine the type of plantings needed for replacement.

No exterior lighting is proposed at this time.

The proposed materials for the new structure will be similar to the existing material on the existing dwelling.

The following items were marked as exhibits on the record:

A-1 Application.

A-2 Owner Certification.

A-3 Affidavit of Service.

A-4 Survey

A-5 Architectural Drawings.

A-6 Hunterdon County Planning Board

A-7 Will Serve letter from LMUA.

#### **C1 Variance – Non-Conforming Minimum Lot Width**

The minimum width for the building width line is seventy-three feet, where seventy-five feet is required.

Kate Dunn made a motion to grant the C1 Variance for Lot Width. Deb Vari seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

#### **C Variance – Front Yard Setback**

Deb Vari made a motion to grant the Variance for the Front Yard Setback. Bill Pisarra seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

#### **GENERAL BUSINESS**

None.

#### **PUBLIC COMMENT**

Non.

#### **PAYMENT OF BILLS**

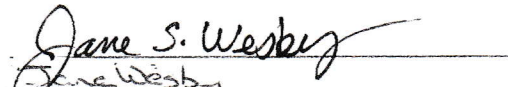
Deb Vari made a motion to pay bills, so long as funding was available. Bill Pisarra seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. Pat Pittore was abstained from voting.

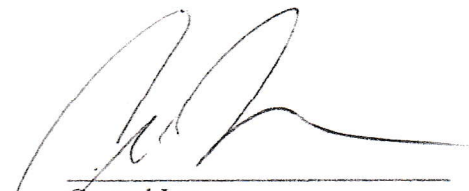
MOTION CARRIED.

**ADJOURNMENT**

Fred Eisinger made a motion to adjourn the meeting at 8:07 pm. Kate seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present.  
MOTION CARRIED.

Respectfully submitted,

  
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Jane S. Wesby  
Vice Chairperson

  
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Crystal Lawton  
Administrative Officer