

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR & REORGANIZATION MEETING MINUTES
Thursday, January 27, 2022**

The meeting was called to order by Board Attorney, Stewart Palilonis, at 7:30 p.m. with a statement of compliance with the Open Public Meetings Act.

OATHS OF OFFICE

Mr. Palilonis administered the Oath of Office to returning Board members and new Board members.

ELECTION OF BOARD CHAIRPERSON

Motion to Nominate Pat Pittore for Board Chairperson

Jane Wesby made a motion to nominate Pat Pittore as Zoning Board of Adjustment Chairperson for the City of Lambertville. Fred Eisinger seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

ELECTION OF BOARD VICE CHAIRPERSON

Motion to Nominate Jane Wesby for Vice Board Chairperson

Fred Eisinger made a motion to nominate Jane Wesby for Vice Board Chairperson for the Lambertville Zoning Board of Adjustments. Bill Pisarra seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

ROLL CALL

Mrs. Lawton called the roll as follows:

Present: Fred Eisinger, Jane Wesby, Paul Bernstein, Bill Pisarra, Bill Neeley, Brian Kelly and Pat Pittore.

Absent: Christine Peluso and Reggie Ross.

Also Present: Board Attorney Stewart Palilonis, Board Planner Emily Goldman and Board Engineer Doug Rossino.

APPROVAL OF MINUTES – December 2, 2021

Jane Wesby made a motion to approve the meeting minutes, as submitted. Bill Neeley seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members able to vote. Paul Bernstein and Brian Kelly were abstained from voting. MOTION CARRIED.

APPROVAL OF THE 2022 MEETING SCHEDULE

The Zoning Board of Adjustment meetings are held on the last Thursday of every month at 7:30 pm, at the Justice Center located at 25 South Union Street, unless otherwise noted.

The Zoning Board of Adjustment will combine both the November and December meetings. The meeting date will be decided at a later meeting.

Fred Eisinger made a motion to approve the 2022 Zoning Board of Adjustment Meeting Schedule with changes as discussed. Bill Pisarra seconded the motion. A unanimous voice roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

APPROVAL OF RESOLUTION

266 & 268 North Union Street
Block 1004 Lots 19 & 20
Flood Variance

The board carried this approval until the next scheduled meeting, as the board members did not have the document to review.

NO ACTION WAS TAKEN.

COMPLETENESS

South Franklin Street
Block 1048 Lot 45.03

Doug Rossino, the Board Engineer, stated that there are several waivers that require Board action.

Waivers from Checklist # 4: Item 16, Partial Waiver Recommended, 17e Waiver Recommended, 23, Partial Waiver Recommended for information within 200', 24b, Temporary Waiver Recommended, requesting geological report from the well testing, 33 Waiver Requested, 34a Waiver Requested and 37 Temporary Waiver Recommended.

Bill Neeley made a motion to grant the waivers, as listed above. Bill Pisarra seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

Paul Bernstein made a motion to deem the application complete, with conditions. Bill Neeley seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC HEARING

South Franklin Street
Block 1048 Lot 45.03

Richard Mongelli was present at the meeting on behalf of the applicant. Also in attendance were Gary O'Connor and Eric Rupnarain.

Mr. O'Connor described the proposed dwelling as a two-story structure, with a walk-out basement. There are four bedrooms proposed at the time.

The basement walls will be water-proof and a sump pump of adequate size will be installed. There is also a landscape wall that will be removed for construction.

The applicant is proposing down spouts located around the entire structure, as well as in the rear of the property.

Because this property is almost entirely located on the steep slope, the applicant requires several variances and relief.

Mr. Rupnarain stated that the applicant submitted plans to the D&R Canal Commission regarding the retention basin and storm water management. He also indicated that the Commission has rules in place that are stricter than those of the City of Lambertville. A staff report recommending approval has been provided by the Commission.

Mr. Rupnarain advised the Board that the underground detention system will be located at the front of the property and will discharge towards the right-of-way, to the existing inlet. He stated that the storm water management plan will alleviate run-off to the neighbor's property.

There were several live trees that were removed from the property years ago without the approval of the Board. The applicant intends to reenforce and stabilize the rear of the property due to damage caused by the tree removal. A total of ten new trees are to be planted, seven in the rear of the property, two in the front and one on the side. Native shrubs will also be planted.

Approval and inspections from the Hunterdon County Soil Conservation will be necessary during and after construction. The applicant will also work with the Board Engineer on this as well.

Mr. Mongelli stated that the applicant will comply with the necessary design waivers, variance for the steep slope and conditions, as listed in the Board Planner and Engineer's review letters.

At this time, the Board Chairperson opened the meeting for public comment.

Lee McKay, South Franklin Street – drainage concerns. Ms. McKay discussed in greater detail how the proposed drainage system will work.

Paul Bernstein made a motion to approve the Waivers Design Waivers, Variance and Conditions. Bill Neeley seconded the motion. A unanimous roll call in favor of the motion was taken by all members present. MOTION CARRIED.

GENERAL BUSINESS

None

PUBLIC COMMENT

None.

PAYMENT OF BILLS

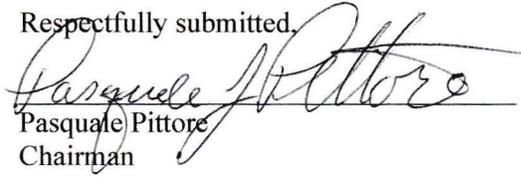
Jane Wesby made a motion to pay bills, so long as funding was available. Fred Eisinger seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

Bill Pisarra made a motion to adjourn the meeting at 9:48 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.

January 27, 2022
Zoning Board of Adjustment Meeting

Respectfully submitted,


Pasquale Pittore
Chairman


Crystal Lawton
Administrative Officer