

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Thursday, April 28, 2022**

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: Fred Eisinger, Jane Wesby, Christine Peluso, Bill Pisarra, Bill Neeley, Brian Kelly and Pat Pittore.

Absent: Reggie Ross & Paul Bernstein

Also Present: Board Attorney Stewart Palilonis, Board Planner Emily Goldman and Board Engineer Doug Rossino. Greer Patras, the Boards Alternate Planner.

APPROVAL OF MINUTES – March 31, 2021

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

COMPLETENESS & PUBLIC HEARING

240 South Main Street
Block 1048 Lot 56, 60 & 61
Variance

The applicant requested that the completeness and public hearing be carried, as they were not in a position to move forward at this time. No further public notice is required by the applicant.

No action was taken.

APPROVAL OF RESOLUTION

34 Clinton Street
Block 1023 Lot 12
Stephanie Simmons

Let the record reflect that at the March 31, 2022 meeting, board member Bill Neeley voted in opposition of this application. Board member Brian Kelly abstained from voting. However, Mr. Neeley was appointed as board alternate two and Mr. Kelly was appointed as board alternate one.

Mr. Palilonis asked for Mr. Neeley's vote to be removed and replaced with Mr. Kelly vote, which was also in opposition to the application. This change does not affect the outcome of the motion taken at the March 31, 2022 meeting.

Bill Pisarra made a motion to approve the resolution, denying the application, as submitted. Fred Eisinger seconded the motion. A unanimous roll call vote was taken by all members present. MOTION CARRIED.

APPROVAL OF RESOLUTION

55 Lambert Lane
Block 1022 Lot 8
Keith & Stacey Harmis

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. MOTION CARRIED.

COMPLETENESS

15 Jefferson Street
Block 1024 Lot 11
Variance - Driveway

Site Plan approval is not required with this application.

Mr. Rossino provided a list of waivers and partial waivers in reference to checklist number four; 16-Partial Waiver for the key map, 17d- Waiver Requested for spot elevation, 17e-Partial Waiver, for the graphic scale, 23-Waiver Recommended for manmade materials, 26-Waiver Requested for the curb detail to be listed on the plans and 31-Waiver Requested.

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

COMPLETENESS

15 Jefferson Street
Block 1024 Lot 11
Variance - Driveway

The property owners, William Lyons and Tayla Byrnes, were sworn in to testify.

The application before the board is for the installation of a new driveway at 15 Jefferson Street. The proposed driveway will accommodate one car width wise and two cars stacked. There is currently no off street parking for this property.

The owners are looking to purchase an electrical vehicle in the future and a driveway would be necessary to accommodate the charging station.

The requirement for a new driveway is five feet or more from the side lot line, the applicant is proposing one foot. The sidewalk width is three and a half feet and teh apron is two feet.

Belgium block is proposed as the material to be used for the driveway. Mr. Lyons stated that he had concerns with gravel being tossed onto the street and it would make it difficult to plow the driveway during a snowstorm.

There is not enough space for additional landscaping. There is an existing street tree that will remain in place. The applicant agrees that if the tree sustains damage during the construction of the driveway, they will replace it in kind.

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Fred Eisinger made a motion to grant the variance and design exceptions and approve the application. Christine Peluso seconded the motion. A roll call vote in favor of the motion was taken by all members present. MOTION CARRIED

GENERAL BUSINESS

None

PUBLIC COMMENT

None.

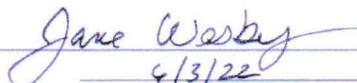
PAYMENT OF BILLS

Christine Peluso made a motion to pay bills, so long as funding was available. Jane Wesby 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 8:10 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,



4/13/22
Jane Wesby
Vice Chairperson


Crystal Lawton
Administrative Officer