

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES
Thursday, October 27, 2022**

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

ROLL CALL

Board Vice Chairperson, Jane Wesby called the roll as follows:

Present:

Fred Eisinger, Bill Pisarra, Bill Neeley, Kevin Brady and Pat Pittore, Jane Wesby, Paul Bernstein & Brian Kelly.

Absent:

Christine Peluso.

Also Present:

Board Attorney Stewart Palilonis, Attorney, Board Engineer Doug Rossino and Alternate Board Planner Michael Sullivan.

APPROVAL OF MINUTES – August 25, 2022

Fred Eisinger made a motion to approve the minutes, as submitted. Kevin Brady seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Jane Wesby, Bill Pisarra and Brian Kelly abstained from voting. MOTION CARRIED.

APPROVAL OF MINUTES - September 29, 2022

Fred Eisinger made a motion to approve the minutes, as submitted. Kevin Brady seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

APPEAL OF ZONING OFFICER'S DECISION

67 Bridge Street
Block 1042 Lots 30
Sign

The applicant submitted a zoning permit application to Ken Rogers, the Zoning Officer, who denied the application as submitted due to a section in the ordinance that does not permit the proposed size's dimensions.

After receiving the denied zoning permit application, it was suggested that the applicant could appeal the Zoning Officer's decision at the Zoning Board of Adjustments, which the applicant did.

While at the meeting, there was a discrepancy regarding the type of application that was submitted. The applicant was advised that an application for a variance should have been submitted and not an appeal of the Zoning Officer's decision.

A brief discussion ensued and ultimately the Board took no action on this application.

PUBLIC HEARING

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

Mr. Zeugner presented an aerial view of the property and surrounding properties, as requested at the last meeting held in August of 2022. This exhibit was marked as A-6.

The applicant had their geologist, Robert Denton present at the meeting to discuss the ongoing concerns of neighboring wells with the proposed project.

Mr. Denton stated that the properties located above 240 South Main Street would not be affected by the proposed development.

After the discussion regarding the effect on the surrounding wells concluded, the applicant agreed to a Developers Agreement to ensure some protection to the homes uphill.

James Kyle, the applicant's planner, discussed how the affordable housing units would contribute to the City's requirement with the State for affordable housing.

Mr. Kyle stated that the proposed development would not substantially impair the intent and purpose of the zone plan, there would be no substantial impact on traffic and no substantial visual impact to the public.

Several residents in the area enlisted a professional planner of their own to address the Board and the applicant regarding the objections by surrounding neighbors.

Peter Steck, a certified planner, stated that the demolition of the existing residential structure is within the Historic District, as well as the D&R Canal Commission. He went on to state that the City's Master Plan provides guidance for historic preservation of existing structures.

Mr. Steck discussed the importance of stormwater runoff, impact on surrounding wells, stating that there had been no sufficient information on either subject presented by the applicant.

Fred Eisinger made a motion to grant the Use Variance. Paul Bernstein seconded the motion. A roll call vote defeating the motion was taken by all members present. MOTION DENIED.

GENERAL BUSINESS

None.

PUBLIC COMMENT

None.

PAYMENT OF BILLS

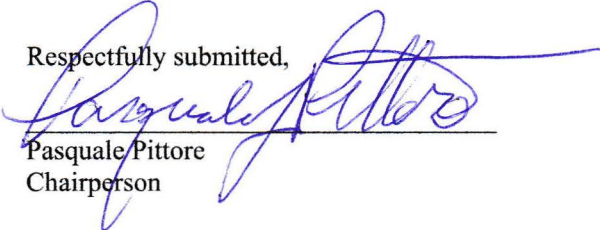
October 27, 2022
Zoning Board of Adjustment Meeting

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

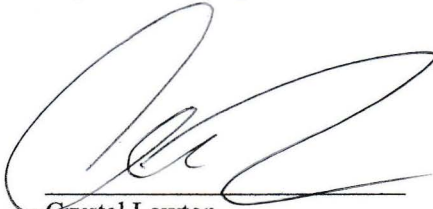
ADJOURNMENT

Fred Eisinger made a motion to adjourn the meeting at 10:30 pm. Brian Kelly seconded the motion. A unanimous voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,



Pasquale Pittore
Chairperson



Crystal Lawton
Administrative Officer