

**ZONING BOARD OF ADJUSTMENT
CITY OF LAMBERTVILLE
REGULAR MEETING MINUTES**

Thursday, December 8, 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

Mrs. Lawton called the roll as follows:

Present:

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

Absent:

Also Present: Board Attorney Stewart Palilonis, Attorney, Board Engineer Doug Rossino and Board Planner Michael Sullivan.

APPROVAL OF MINUTES – October 27, 2022

Paul Bernstein 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

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

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

COMPLETENESS

67 Bridge Street
Block 1042 Lot 30
Sign Variance

Jason Kliwinski & Leah Neilson were present, as the property owners of 67 Bridge Street and owners of the businesses located at this location. Both were sworn in to present testimony.

An application was submitted for a variance from the sign ordinance to allow for additional signage for the three businesses that occupy this building.

The main sign complies with the maximum requirement of sixteen square feet, however, the two smaller proposed signs would require a variance since they are three square feet.

Mr. Kliwinski stated that they will comply with the maximum height requirement of the sign, as per the ordinance.

Jane Wesby made a motion to approve the variance, 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

263 North Union Street
Block 1005 Lot 5
Variance from Flood Ordinance

Mr. Rossino advised the Board members that the following waivers were recommended in reference to checklist #2 - Item 5c, e, f, g, h, i.

Fred Eisinger made a motion to deem the application complete. Jane Wesby seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Brady abstained from voting. MOTION CARRIED.

PUBLIC HEARING

263 North Union Street
Block 1005 Lot 5
Variance from Flood Ordinance

Donna Knechal, the property owner, was present at the meeting. She informed the Board that they are seeking a variance from the flood ordinance to allow for the mechanical units to remain in the basement and not be elevated to the first level of the building.

Currently, they have oil appliances and in order to elevate the equipment, they would need to convert to gas.

Bill Pisarra made a motion to grant the variance relief, as submitted. Christine Peluso seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Brady abstained from voting. MOTION CARRIED.

GENERAL BUSINESS

None.

PUBLIC COMMENT

None.

PAYMENT OF BILLS

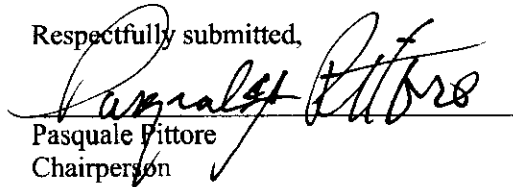
Bill Pisarra made a motion to pay bills, so long as funding was available. Kevin Brady seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

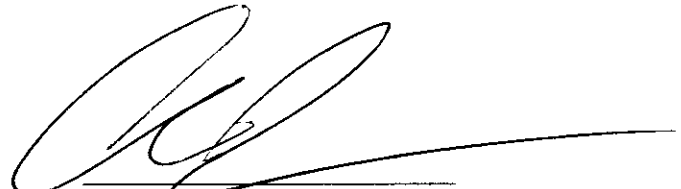
December 8, 2022
Zoning Board of Adjustment Meeting

Jane Wesby made a motion to adjourn the meeting at 8:05 pm. Fred Eisinger 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

2000