

City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, February 5, 2020

The meeting was called to order by Board Chairman, Paul Kuhl, at 7:00 p.m. with a statement of compliance with the Open Public Meetings Act.

Roll Call

Mrs. Lawton called the roll as follows:

Present: John Miller, Filomena Hengst, Michelle Komie, Sarah Gold, Gina Fischetti, Zac Anglin, Stephanie Moss, Paul Kuhl and Mayor Fahl.

Absent: Council President Asaro.

Also Present: Attorney Timothy Korzun, Board Engineer Douglas Rossino and Board Planner Emily Goldman were present at the meeting.

APPROVAL OF MINUTES – January 8, 2020

Sarah Gold made a motion to approve the January 8, 2020 meeting minutes, as submitted. Stephanie Moss seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present and able to vote. Michelle Komie was abstained from voting. MOTION CARRIED.

BRIEF DISCUSSION

Mayor Fahl addressed the Planning Board and members of the public about the upcoming modified community fair. This is a carryover from the one that the City held on February 1, 2020. This second meeting will be held on Monday, February 10, 2020 from 6 pm until 8:30 pm at the Justice Center.

Mayor Fahl also advised that the City is creating a Community Engagement Team to assist in the planning of the new City facility. Applications for this will be available mid-March and all are encouraged to apply.

INFORMAL

7 Delevan Street
Block 1028 Lot 20
William Barish

The applicant advised the Board Secretary that he will be withdrawing his informal application before the Planning Board and will be submitting a formal application to the Zoning Board of Adjustments.

There were several members from the public in attendance. They were advised that the Planning Board no longer has jurisdiction over this application and that once an application is submitted for review, residents will be notified of the public hearing dates.

PUBLIC HEARING

83 Douglas Street
Block 1063 Lot 6
Thomas Larkin

This application is for a minor subdivision and requests for variances. There is a single-family dwelling located on the property currently. This structure is to remain and once subdivided a second single-family structure will be constructed.

This property fronts on three different streets, Stryker, Highland and Douglas Streets. The applicant is proposing a Right-of-Way dedication to the City of Lambertville with this subdivision.

There was previously a garage located to the rear of the property. There is uncertainty if the steep slope that exists now was created for the installation of the garage or if the garage created the existing steep slope. However, either way it was a man-made steep slope which poses no real concern.

Several neighbors from the area were present at the meeting and voiced their concerns regarding the well that is being proposed on the site. Much of the concern was whether the new well will affect the neighboring wells and how would the testing be conducted.

Doug Rossino advised the public that there are state mandated requirements for testing wells and that all reports will be reviewed by a designated City appointed professional prior to the sign off of approvals.

VARIANCES:

Mayor Fahl made a motion to grant the variances, as discussed. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

SUBDIVISION:

Mayor Fahl made a motion to grant the subdivision approval, with the condition that well testing be conducted. Kevin Romano seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

INFORMAL

14 Lambert Lane
Block 1034 Lot 2
KB Landing, Inc.

The applicant has met several times with the Board Planner, Emily Goldman, to discuss alternatives to the plans previously submitted to the Board that were denied.

At this time, the applicant was seeking feedback from the reconstructed units. Changes to the front porch were made and also to the third level dormers.

Once a formal application is submitted, it was agreed that the applicant will produce a 3D image of the structure showing the surrounding properties.

The applicant was advised to submit the formal application for review.

No action was taken on this informal application.

PUBLIC HEARING

14 Church Street
Block 1036 Lot 2

An application was submitted to the Board for a Site Plan Waiver. The proposed new business would be a tobacco shop, change the use from B (business) to M (mercantile).

The property owner, Johnathan Begg and the applicant's attorney, Bill Scott, were present at the meeting.

Mr. Begg stated that the shop hours would be Monday through Saturday, 11:00 am until 7:00 pm and Sunday between 11:00 am until 4:00 pm. There will be only one employee on site and a parking space has been provided for this employee.

The shop will not be a self-serve business and that all tobacco products will be locked in the display cases. All accessories, however, will be self-serve.

There was discussion about window displays and Mayor Fahl asked if a rider could be added to the contract that states the tenant is not to permit any window displays of accessories or tobacco products. Mr. Begg was receptive to this request.

It was also suggested that the tenant be present to discuss with the Board.

Mr. Begg agreed to have the meeting carried to the March 4, 2020 meeting so that the tenant could be present and speak to the Board members.

No action was taken on this application.

GENERAL BOARD BUSINESS

The Planning Board meeting for November has been changed to Thursday, November 19, 2020. The meeting will be held at the Justice Center and will begin at 7:00 pm.

ADDITION OF SECOND MEETING DATE

The Board has agreed to add an additional monthly meeting to the annual schedule. This meeting will be used at the discretion of the Board as necessary. The meetings will be held on the third Wednesday of each month, unless otherwise noted.

Stephanie Moss made a motion to accept the second monthly meeting for the Planning Board. Sarah Gold seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

February 5, 2020
Planning Board Meeting

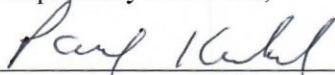
PAYMENT OF BILLS

John Miller made a motion to pay bills, so long as funding was available. Mayor Fahl seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

Mayor Fahl made a motion to adjourn the meeting at 9:19 pm. Filomena Hengst seconded the motion. A unanimous voice vote in favor of the motion was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,



Paul Kuhl
Chairman



Crystal Lawton
Administrative Officer