

City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, April 15, 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.

Message to the public on how to participate using ZOOM and calling in:

If you want to participate or make a public comment there are two ways to do so.

If you are currently utilizing a computer to participate, you would click the "Raise Hand" button on the bottom of the screen. This will place you in a queue that I can see for when it's time to take public comments. People are sorted in the order they raised their hands. When I call on you, a message will pop-up asking if you want to unmute yourself. If you choose to move forward and place a public comment or question, choose to unmute, if you have changed your mind then choose deny.

*If you are dialing in tonight on your phone, to "raise your hand" dial *9 to be placed in the queue. When called on, the system will ask you to confirm being unmuted to proceed.*

Upon being called, I will ask you to please state your full name and address the record, then please feel free to make your comment or ask a question.

When public comments are finished, participants will be placed back on mute for the duration of the meeting.

Roll Call

Mrs. Lawton called the roll as follows:

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

Absent:

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

APPROVAL OF MINUTES – March 4, 2020

A copy of the minutes from March 4, 2020 were not available for the members to view prior to the meeting.

No action was taken.

MOMENT OF SILENCE

Board Chairman, Paul Kuhl, asked for a moment of silence for the loss of Tim Korzun, who recently passed away.

INFORMAL APPLICATION

12-14 Coryell Street
Block 1030 Lot 11
Kelly Sullivan

The applicant, Kelly Sullivan, was present during the virtual meeting to discuss her application with the Board members.

Ms. Sullivan is proposing a to create a gallery / studio that would allow for art classes to be held, presentations and occasional retail sales. Ms. Sullivan is also proposing a use that will allow for the public to rent space for special occasions.

The space will be by appointment only and will not hold regular operation hours. The event space would likely be mid-week and rarely at night. However, it was suggested by Ms. Sullivan that there may be potential to rent additional parking spaces from the owner of Finkel's Hardware.

A conditional use for the intended apartment would be required. The apartment use would require two means of egress and ingress.

The width of the driveway is, pre-existing, non-conforming and would require a variance. The space will be private and residential; therefore, it is possible that the requirement for handicap parking is not necessary. The City may require that Ms. Sullivan post signs acknowledging the building is a private use.

The plans submitted for this application were not signed or sealed. Ms. Sullivan stated that her architect would not sign the plans until they have been approved. It was agreed that the architect and Ms. Goldman would discuss this matter and come to a conclusion.

It may also be required that a Flood Hazard Area Development permit may be required, however, that won't be confirmed until construction permits are submitted for the renovations.

Mr. Kuhl open the meeting up for public participation. The following people were marked into the record:

Matthew Hansen
105 Douglas Street

Audrey Byrnes
33 Ferry Street

Steven Stegman
100 Studdiford Street

Jennifer Romero
31 Lambert Lane

Charles Zenner
17 Clinton Street

Ms. Sullivan stated that she has a lot of information to begin the process of moving forward on this application and that she would be in touch with the Board.

No action was taken on this application.

GENERAL BOARD BUSINESS

No new business to discuss.

PUBLIC COMMENT

The meeting was opened to the public for comments. The following people were marked into the record.

Matthew Hansen
105 Douglas Street

Audrey Byrnes
33 Ferry Street

Jennifer Romero
31 Lambert Lane

Charles Zenner
18 Clinton Street

PAYMENT OF BILLS

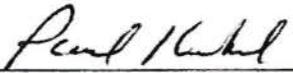
Sarah Gold made a motion to pay bills, so long as funding was available. John Miller seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

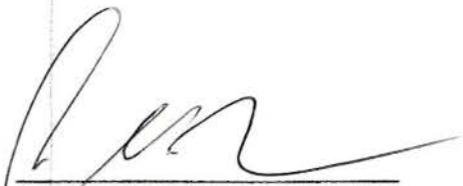
Mayor Fahl made a motion to adjourn the meeting at 9:43 pm. John Miller seconded the motion. A unanimous voice vote in favor of the motion was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,

April 15, 2020
Planning Board Meeting



Paul Kuhl
Chairman



Crystal Lawton
Administrative Officer