

City of Lambertville  
Planning Board  
Regular Meeting Minutes  
Wednesday, July 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: Michelle Komie, Sarah Gold, Gina Fischetti, Zac Anglin, Paul Kuhl, Council President Asaro, John Miller and Stephanie Moss.

Absent: Kevin Romano and Council President Asaro.

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

PUBLIC HEARING

Area in Need of Redevelopment  
The Lambertville Police Station  
349 North Main Street  
Block 1003 Lot 3

A public hearing is being held to determine if this Board would recommend the City Council to adopt a resolution that would deem this property an Area in Need of Redevelopment.

July 15, 2020  
Planning Board Meeting

There were several sites within the City of Lambertville that were discussed as possibly being utilized to comply with Affordable Housing requirements from of the State. The City was unable to obtain those properties and therefore, determined that the Police Station would be the best option.

The Police Station is in need of major repairs that would be costly. The foundation is beginning to fail, there are stormwater concerns and they have signs of illegal dumping within the flood zone.

Under Criterion C, which states that land owned by public ownership, allows for the study of Areas in Need of Redevelopment. Also, Criterion D permits the study if the property or building is to be found of faulty design.

The City previous discussed the Closson property, the YMAC, the Auto Parts location and the Finkle's warehouse, along with the CVS property as part of the redevelopment. Further discussion and research would not permit the City to move forward with a study on either of the properties.

Another option was the condemnation of the Lambertville High School, however, moving forward with that option would have cost the multi-million dollars in resources. Therefore, the City removed this property as well.

A newly created Community Advisory Team was created by the City to help facilitate this study.

The Police Station was purchased in 1999, in 2000 renovations began and it has been used as the Police Station ever since. There are currently 30 off street parking spaces on this lot, which is located in the C-2 Zone.

Public comment:

Board Member Gina Fischetti – questions about Criterion C – Camden court case addressed in report public property and vacant land.

Board Member Stephanie Moss – stated that she agrees with Gina's questions and concerns.

Rosanne Baska – Questions regarding City's responsibility of environmental issues.

Judy Gleason – statutory questions.

Bert Thurber – questions about the difference between re-zoning and redevelopment.

Even Lide – concerns about the illegal dumping.

Andre Amant – questions regarding the cost to relocate the Police Department.

Harry Young – questions about a soil study, flood concerns, any interest in the development yet, shared services with West Amwell Township.

Audrey Burnes – asked if there were any prior structural engineer reports.



John Mathieu – questioned Emily Goldman's background on the ability to conduct study.

Sue Bell – concerns about issues with City owned properties.

Charlie Zarntz – asked how much of the site can be built on.

Jacklyn Romeo – serious concerns with redevelopment of property, should repair the building.

Elizan Markiez – against the project, are there any environmental studies.

Lauren Kovac – any developers that are interested.

Steve Stegman – stated that a structural study of the stability of the Police Station was conducted in 2014. Will provide a copy to the Board Secretary if he can locate.

Wendy Komjathy – urged the Planning Board to move forward and approve the study so we can comply with our Affordable Housing obligations.

**MOTION:**

Gina Fischetti made a motion to table action taken by the Planning Board until the structural stability memo can be reviewed. Michell Komie seconded the motion. A roll call vote was taken by all members present. MOTION DENIED

Aye: 2 Nay: 6

**MOTION:**

Sarah Gold made a motion of recommendation to City Council for the study of the Area in Need of Redevelopment. Zac Anglin seconded the motion. A roll call vote was taken by all members present. MOTION CARRIED.

Aye: 6 Nay: 2

**GENERAL BOARD BUSINESS**

None.

**PUBLIC COMMENT**

None.

**PAYMENT OF BILLS**

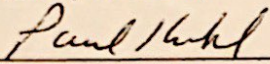
Mayor Fahl made a motion to pay bills, so long as funding was available. Stephanie Moss seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

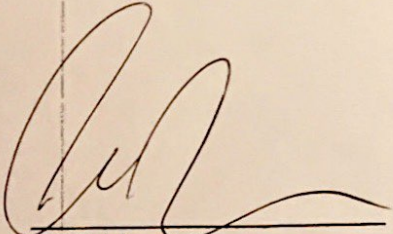
**ADJOURNMENT**

Sarah Gold made a motion to adjourn the meeting at 9:18 pm. Stephanie Moss 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.

July 15, 2020  
Planning Board Meeting

Respectfully submitted,

  
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Paul Kuhl  
Chairman

  
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Crystal Lawton  
Administrative Officer