

**City of Lambertville  
Planning Board  
Regular Meeting Minutes  
Wednesday, October 21, 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:** John Miller, Sarah Gold, Gina Fischetti, Zac Anglin, Stephanie Moss, Michelle Komie, Paul Kuhl, Mayor Fahl and Marleina Ubel

**Absent:** Kevin Romano and Council President Asaro

**Also, Present:** Attorney Stewart Palilonis, Board Planner Emily Goldman and Board Engineer Douglas Rossino.

**APPROVAL OF MINUTES – October 7, 2020**

Michelle Komie made a motion to approve the minutes, as submitted. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**COMPLETENESS**

12-14 Coryell Street  
Block 1030 Lot 11

The DRC recommended that the board deem the application complete. There were several waivers and partial waivers associated with the completeness of this application.

As listed on checklist number four the following is recommended for waivers or partial waivers:

Checklist Item # 2 & 3 – Applicant provided digital copies of all materials.

Checklist Item # 15 – Applicant provided the scale of the site plan larger than recommended, therefore does not need to alter any documents.

Checklist Item # 17e – Topographical map for the area within 200' – not required for this type of application.

checklist Item # 23 – Manmade features within 200 feet – not required for this type of application.

Michelle Komie made a motion to deem the application complete, with waivers. Zac Anglin seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

### **PUBLIC HEARING**

12-14 Coryell Street  
Block 1030 Lot 11

Present at the meeting was Richard Mongelli, the applicant's attorney, Mitch Ardman, the engineer and planner and Ellen Happ, the architect. Kelly Sullivan, the applicant was also present. All witnesses were sworn in for testimony.

Stewart Palilonis announced that the public notice and certified mailings to surround property owners was satisfactory and that the Board had jurisdiction to continue with the public hearing.

The application was submitted for the property located at 12-14 Coryell Street. This property was the historic Strand Theatre and has since been used for storage by the owners of Finkle's Hardware.

Ms. Sullivan intends to convert the first level into her art studio and create a second level mezzanine which will be a two-bedroom apartment that she, as the owner, will occupy. One bedroom will be located on the first level and the second bedroom will be located on the second story.

The studio area will be utilized for many purposes. Ms. Sullivan testified that sometimes they will hold corporate bonding classes, which she will instruct. Her hope is that the attendees will stay in the area and shop the businesses in the City of Lambertville.

She predicts that the attendee's will be either brought in by a small van or walk to the event. She does not see an issue with parking when she hosts larger events.

There is an existing parking area. There is a requirement for a loading area as well, however, Ms. Sullivan stated that there wouldn't be must need for one and that there is an existing one located on the street that can be used if needed.

Ellen Happ testified that they plan to construct an accessible walkway to the entrance of the double doors.

Currently, the building has windows that have been covered with brick. The applicant intends to re-open those windows on the western side on the second floor and add two new windows on the first level.

They will also be adding two new exit doors for both the studio and the residence. There will be a new sliding door installed for the first floor living space as well.

The studio will seat a maximum of 77 at one time. A parking agreement between Ms. Sullivan and Rachel Finkel have been submitted. As needed and as available, Ms. Sullivan will have access to the parking space that is associated with Finkle's Warehouse.

The accessible entrance on Coryell Street and the ADA ramp was not shown on the plans provided. This would be a condition of approval.

There is existing exterior lighting on the building and no new lighting is proposed.

The record should show that the board did not take action on the sign that was shown on the plans. The applicant was advised to submit a zoning permit to the Zoning Officer for his review. If he finds the sign to not be in compliance with our regulations, the applicant must return to the Planning Board for approval.

#### PUBLIC COMMENT

Bart Thurber, Lambert Lane – supports the proposed use of the building, concerned about parking agreement.

Kathy McEntee, Coryell Street – Concerned about parking and the added traffic. Stated that the road is already busy.

Lou Toboz, Coryell Street – Pleased with the proposed use and supports the project.

Janine MacGregor, Swan Street – Supports the repurposing of the building

Karen Conlon, North Union Street – Supports project, good for community.

Nancy Campbell, Member of Historical Society – Supports the project.

Marie Marrow, Coryell Street – Concerned about parking and added traffic.

Matthew Hanson, Douglas Street – Supports project.

Bruce and Pat Hamilton – Supports project.

Dennis Ferretti – In favor of the project.

#### MOTION

Mayor Fahl made a motion to grant the presented variances, waivers and partial waivers. Michelle Komie seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**GENERAL BOARD BUSINESS**

None.

**PUBLIC COMMENT**

Paul Stevens commented that the documents for this meeting were difficult to locate.

**PAYMENT OF BILLS**

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

**ADJOURNMENT**

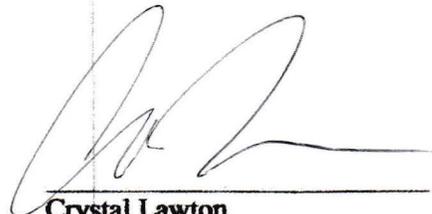
Mayor Fahl made a motion to adjourn the meeting at 9:30 pm. Sarah Gold seconded the motion. A unanimous voice vote in favor of the motion was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,



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Paul Kuhl  
Chairman



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Crystal Lawton  
Administrative Officer