

**City of Lambertville  
Planning Board  
Regular Meeting Minutes  
Wednesday, December 16, 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, Paul Kuhl, Mayor Fahl, Marleina Ubel and Kevin Romano & Council President Asaro.

Absent: Michelle Komie

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

APPROVAL OF MINUTES – December 2, 2020

The minutes from December 2, 2020 were carried to the January 6, 2021 meeting.  
No action was taken.

**PUBLIC HEARING**

51 Bridge Street and 40 Ferry Street  
Block 1042 Lots 25 & 26  
Minor Subdivision & Variance

Rich Mongelli, Michael Burns, Jim Ceglia and Ken Vaughan were present during the meeting.

The applicant was provided with updated review letters from both Ms. Goldman and Mr. Rossino.

Mr. Burns presented updated plans to the Board, these plans were marked into the record as exhibit V5, Architectural Plan.

The plans show revisions from last meeting to include an iron automatic gate. As well as a new tree adjacent to driveway, Red Bud to replace the tree that they are removing.

The proposed garage is not visible from Bridge Street. Materials proposed is brick, painted white and cobble stone granite paving.

The proposed garage is a one-story structure with wood garage doors to match doors on 40 Ferry Street. There is also a small window in the gable.

Mr. Ceglia stated that since last meeting revisions have been made to sheet 3, detail sheet. This includes grading for the apron out front to address the Board engineer's comments. Additional detail for the driveway pavement was also added.

Tree protection detail has also been added to the plan.

John Miller asked about the material between the granite blocks. Mr. Ceglia responded that the granite block has a half inch bedding with a twelve-inch layer of #57 stone, which is meant to hold the water. Spacers will not be used between the blocks.

Mr. Vaughan stated that he intends to use old vintage signs for parking. He also agrees to comply with all ADA requirements for the sidewalk in the front.

In reference to the storm water concerns for Ferry Street, it is recommended that a berm be constructed to slow down run off and make sure that it infiltrates into driveway. This has been agreed by the applicant.

There are three variances requested with the application. One is the front to building line, which is an existing condition. The next is the rear yard setback requirement. This is required so that the proposed garage is not visible from Bridge Street. The last is off street parking for 51 Bridge Street, which is also an existing condition.

There are also exceptions needed. The first is the accessory building as part of the principal use. The second is the driveway setback. The requirement is three feet from the property line. The turnaround near the garage does not meet this requirement. All weather surface for the driveway. Tree removal, removing one onsite tree, which requires the applicant to plant two new trees on site. They are proposing to plant a Red

Bud on site and have agreed to plan two additional trees within the City, at a location determined by the Board or City Council. The design standards for the City require materials for historic buildings be different so that it does not look like part of existing building.

Ms. Goldman recommend additional conditions that need to accompany any approval. Zoning map amendment, development fees, outside agency approvals, Bridge Street right of way dedication, Bridge Street restriping, one street tree to be planted, amend the deed to remove prohibition use of driveway from previous approval.

Ms. Goldman also stated her concern of the gate to the curb timing to open and questioned how far away would the gate be allowed to open. It's possible that the sidewalk could be blocked and there is potential for traffic on Bridge Street. She also suggested the screen porch be painted white to match the existing building, the applicant agreed to this.

The Zoning Ordinance and Design Guidelines contradict themselves in reference to the driveway materials to be used. An exception would be required from either the ordinance or Design Guidelines.

Stephanie Moss asked if the restriping will that require meters to be relocated and who would pay for the restriping and the relocation of the meters? Mr. Burns confirmed that the meters will need to be move. Mr. Vaughan agreed that he would be the one who bears the cost.

Sarah Gold asked if the spaces were for compact vehicles. Mr. Burns stated the issue is that between the driveway between Heritage Lighting and this proposed driveway there are multiple sizes that currently exist. Providing smaller spaces for compact cars could cause longer time to maneuver the vehicle.

Gina Fischetti asked about the DRC approving compact spaces. Mr. Rossino stated the they typically go on the recommendation of the Board.

It was recommended to not do the restriping and to allow for an additional increase for the variance.

The proposed garage is dedicated to the one-bedroom apartment. They are providing three off street parking spaces for this unit. However, the unit only requires two off street parking spaces. The second residential use and the commercial use do not have access to driveway use.

It was recommended that the Board take action to remove the condition that prohibits a driveway in the 6-2010 resolution.

Motion to close public comment was made by Marleina Ubel and seconded by Mayor Fahl. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano was recused from voting **MOTION CARRIED.**

Bulk Variance, not including the parking variance

Sarah Gold made a motion to grant two bulk variances for the front to building line and the rear yard setback. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano was recused from voting. MOTION CARRIED.

Parking

Mayor Fahl made motion to not require the restriping or remove meters. Zac Anglin seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano was recused from voting. MOTION CARRIED.

John Miller made a motion for four spaces for the Parking Variance. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano was recused from voting. MOTION CARRIED.

Exceptions

Mayor Fahl made a motion to grant the exceptions for accessory building as part of principal building, driveway set back and the replanting of trees. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

Subdivision and Site Plan Approval, with conditions

Zac Anglin made a motion to grant the Subdivision and Site Plan approval, with conditions of amending the zoning map, payment of development fees, approval for outside agencies, dedication of right of way for the driveway, replanting of a street tree and two additional trees at a location to be determined by the Shade Tree Commission. A note should be added to plans stating right of way has been updated, grading information, landscape plan for mulch bed, location of the monument, as well as the vintage signs. Council President Asaro seconded the motion. A unanimous roll call vote was taken by all members present. Kevin Romano was recused from voting. MOTION CARRIED.

**COMPLETENESS AND PUBLIC HEARING**

72 Bridge Street  
Block 1038 Lot 7  
Change of Use

Rich Mongelli and Kelly Nise were present for this meeting. An application has been submitted for a new salon to be located in this location.

All appropriate escrow fees have been submitted by the applicant.

Ms. Goldman stated that she needs copies of prior approval from the City listing the last use in the building. She stated that the last use approved, as per the 1993 resolution was an antique store and has no record of the use of the dress shop that was last there.

Ms. Goldman stated that there are several items that are still incomplete. Provide signed and sealed plans, correct the plans to say "commercial use" and not residential, provide a graphical scale on the plans, confirm taxes are paid in full, provide all outside agencies,

key map must also be on the plans. Architectural plans need to be updated to identify the uses and square footage of upper floor uses – not hand written. Existing and proposed parking. Add 200-foot list to the plans.

Applicant is also asking for a Site Plan Waiver. This proposed use increases parking requirements. The other issue with the prior resolutions state that the use of the second and third floor are only to be used for storage.

Mayor Fahl made a motion to deem the application complete, with conditions and waivers and temporary waivers. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano was recused from voting. MOTION CARRIED.

### Public Hearing

Stewart Palilonis stated that the certified mailings that he received were done using a service company, rather than using the certified papers through the post office. This has been accepted as proof of service and the Board has jurisdiction to proceed with the public hearing.

Kelly Nise was sworn in as an expert witness by Stewart Palilonis.

No change in footprint of the building is proposed.

There will be three stations, with a dryer area and barber shop in the rear. on the first level. The second floor will be used as a breakroom, bridal suite / make up area and will also include a bathroom.

The third floor will be used as the owner's office and storage space. A relaxation room is also proposed for the owners use only.

The salon will be open Wednesday through Saturday between 9 am and closing at 3 pm. They will be open Sunday for retail,

Ms. Nise stated that to start there will be a total of three employees, with someone at the desk. When COVID restrictions are lifted, she hopes to be able to have additional employees.

Loading zone required? Kelly stated that there is minimal deliveries and no big trucks.

Emily asked if any parking has been obtained off site, such as the Justice Center lot. It was noted that they have not obtained any parking spaces.

Ms. Nise agreed to apply for two spots at the Justice Center to be used for employees.

The proposed sign is a projecting sign. Our ordinance requires at least nine feet at bottom of the sign. Applicant agrees to make it comply with all regulations.

The condition in the prior resolution should be removed with the approval of this application. This will allow the second and third floors to be used for not just storage.

**Motion to close public comment**

Mayor Fahl made a motion to close the public comment. Stephanie Moss seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano was recused from voting. MOTION CARRIED.

**Conditions of approval for change of use**

Signed and sealed plans, with revisions. Outside agency approvals. Loading space has been deleted as a condition. The applicant was asked to obtain two parking spaces, but this is not a condition of approval.

Mayor Fahl made a motion to approve the Change of Use, with conditions. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano was recused from voting. MOTION CARRIED.

**Parking grandfathered, recommended to obtain parking spaces for employees**

Mayor Fahl made a motion to remove the requirement for the parking spaces and purchase two additional spaces. Council President Asaro seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano was recused from voting. MOTION CARRIED.

**GENERAL BOARD BUSINESS**

None.

**PUBLIC COMMENT**

Paul Stevens commented on his disappointment that Gina Fischetti will no longer be on the Board.

Sarah Gold made a motion to close public comment. Mayor Fahl seconded the motion. A unanimous roll call favor of the motion was taken by all members present. MOTION CARRIED.

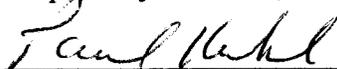
**PAYMENT OF BILLS**

Sarah Gold 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 9:49 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.

Respectfully submitted,



Paul Kuhl  
Chairman

Crystal Lawton  
Administrative Officer