

City of Lambertville  
Planning Board  
Regular Meeting Minutes  
Wednesday, November 4, 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, Marleina Ubel, Kevin Romano and Council President Asaro

Absent:

Also, Present: Attorney Stewart Palilonis, Board Planner Emily Goldman.

APPROVAL OF MINUTES – October 21, 2020

Stephanie Moss made a motion to approve the minutes, with minor changes. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**RESOLUTION**

12-14 Coryell Street  
Block 1030 Lot 11

Mayor Fahl made a motion to approve the resolution, as submitted. Stephanie Moss seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano and Council President Asaro were abstained from voting. MOTION CARRIED.

**RECOMMENDATION TO COUNCIL TO BEGIN STUDY**

Redevelopment of the Police Station  
349 North Main Street  
Block 1003 Lot 3

Emily Goldman presented information to the Board for the redevelopment of the existing Police Station property. The proposed plan will include the removal of the existing structure and construction of a new multi-family dwelling.

This redevelopment would allow the City to comply with their required Affordable Housing obligations, which is twenty-percent of the proposed twenty-three-unit dwelling, with no less than five affordable housing units on site.

Ms. Goldman summarized the proposed zoning ordinance and design guidelines included within the redevelopment plan and indicated they were consistent with the design guidelines recommended by the Community Advisory Team and adopted by the City Council with minor amendments.

Ms. Goldman also summarized how the redevelopment plan is consistent with the City's 2019 Reexamination of the Master Plan, the 2020 Amended Housing Element and Fair Share Plan as well as the State Development and Redevelopment Plan.

The conceptual plan including within the redevelopment plan would accommodate a proposed size of a one-bedroom apartment of six hundred fifty square feet, a two bedroom of nine hundred eighty square feet and a three-bedroom unit of one thousand three hundred square feet. It is important to note that these are conceptual bedroom sizes and the final bedroom sizes will be identified at the time of site plan approval.

The structure will be four stories, which consists of three levels for residential use and the lower level for parking. There is a total of thirty-five parking spaces available on site, with twenty-four of the spaces located under the building and the remainder on the rest of the property.

There are proposed street trees in the plan, as well as retaining walls, fences and trash enclosures. There is also a proposed sidewalk that may eventually connect to Cherry Street and pedestrian connectivity through David Rago's property. It is important to note that the redeveloper cannot be required to construct any off-tract sidewalks improvements along the Rago property.

All units will be rentals units and will most likely be managed by the redeveloper or a property manager and will not require a Home Owners Association to be formed.

At this time, the meeting was open to the public for comments.

Lauren Kovacs, Douglas Street – Asked if we are required to use City owned property to comply with the Affordable Housing regulations.

Steve Stegman, Douglas Street – Concerned about parking and asked if there were any additional spaces that could be incorporated into the project. Emily Goldman stated that the City is currently in discussions with NJDOT to complete traffic calming measures in this location, similar to the south end of town, so there is a possibility to add additional parking on Route 29 in the future.

Motion to Close Public Comment:

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

Motion to Recommend Study of the Redevelopment to City Council:

Sarah Gold made a motion to recommend the study to Council and indicate it is consistent with the Master Plan. Zac Anglin seconded the motion. A roll call vote of the motion was taken by all members present. MOTION CARRIED

Aye: John Miller, Kevin Romano, Sarah Gold, Zac Anglin, Stephanie Moss, Michelle Komie, Paul Kuhl and Marleina Ubel.

Nay: Gina Fischetti.

Recused: Mayor Fahl and Council President Asaro.

Motion to approve the resolution for the Consistency with the Master Plan:

Sarah Gold made a motion to approve the resolution, recommending the redevelopment plan to City Council and stating the redevelopment is consistent with our Master Plan. Michell Komie seconded the motion. A roll call vote in favor of the motion was taken by all members able to vote. Gina Fischetti was unable to vote on this motion. MOTION CARRIED.

#### **GENERAL BOARD BUSINESS**

None.

#### **PUBLIC COMMENT**

Steve Stegman asked Ms. Fischetti the reasoning for her vote against the redevelopment of the Police Station. Ms. Fischetti stated that she does not feel that it furthers our Master Plan and is concerned about the fact that it does not create opportunity for affordable housing obligations.

#### **PAYMENT OF BILLS**

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

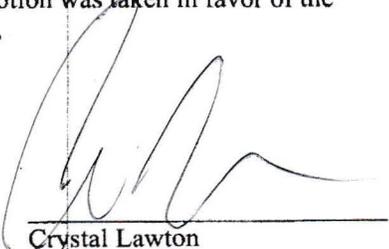
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**ADJOURNMENT**

Stephanie Moss 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