

City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, November 18, 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

Absent: Michelle Komie & Council President Asaro.

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

APPROVAL OF MINUTES – November 4, 2020

Sarah Gold 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.

RECOMMENDATION TO COUNCIL TO BEGIN STUDY

Second Hearing due to technical difficulties at the November 4, 2020 meeting.

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

Emily Goldman presented a brief recap of the hearing that was held on November 4, 2020. Additional information can be found in the approved minutes from that meeting.

The meeting was opened to the public for comments.

Dan Knott, Clinton Street – Concerned about contamination and what liability will the City have if they do find contamination.

Maryann Ranson – Feels the Police Station shouldn't be moved. Asked if contractor backs out of purchase due to contamination will the City be responsible for remediating.

Sue Bell, Sergeant Drive – commented that including restrictions for the purchase of the property was not a good idea.

John Hencheck, Quarry Street – Discussed the historic background on this property and prior studies that he says were conducted on this property in past years.

Motion to Close Public Comment:

Sarah Gold made a motion to close public comment. Zac Anglin 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:

Marleina Ubel made a motion to recommend the study to Council. Sarah Gold 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, Paul Kuhl and Marleina Ubel.
Nay: Gina Fischetti.
Recused: Mayor Fahl.

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

Sarah Gold made a motion to approve the resolution, stating the redevelopment is consistent with our Master Plan. Kevin Romano seconded the motion. A roll call vote in favor of the motion was taken by all members able to vote. Mayor Fahl was abstained from voting. Gina Fischetti was unable to vote on this motion. **MOTION CARRIED.**

COMPLETENESS AND PUBLIC HEARING

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

Checklist # 1

2 & 3 – Waiver recommended
15 – Scale of the map
17e – Survey of the topographic information
Partial waiver
22 – location of manmade features
31 N/a

Checklist # 4

2-3 wavier
15 – scale of the plans
16 – scale of the key map
17 b, c n/a
17e – waiver topographic
18 a, b – Field cross section for exiting & proposed streets
18c n/a
22 a/a
23 nature features w/in 200 feet
24 a, b Sanitary sewer & public water
TEMP WAIVER 28 – storm water management plans and water shed, to be discussed at public hearing.
34 a-c – natural resource inventory environmental impact plan
36 d-g n/a
38 n/a

Mayor Fahl commented that she received outreach from owners on Ferry Street that this property has created drainage issues in the past and how would waiving the requirement of the storm water management benefit the surrounding neighbors. Mr. Rossino was requesting calculations of runoff.

Total area of disturbance is less then required by City Ordinance to require storm water management. However, during review some questions arose and they requested additional information.

Porous pavement is proposed for driveway at this time. Recommendation is to increase the thickness of the stone under driveway to capture run off from that site.

Motion for Completeness:

John Miller made a motion to deem the application complete, with temporary waiver in reference to the storm water management requirement. Mayor Fahl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

Present on behalf of the applicant were Rich Mongelli, the applicant's attorney, Jim Ceglia, applicant's architect and Michael Burns, the applicant's planner.

Mr. Burns and Mr. Ceglia were accepted as expert witnesses.

Mr. Palilonis announced that the public notice to hold this meeting was satisfactory and that this board has the jurisdiction to proceed.

An application was submitted a minor subdivision for block 1025 lots 25 & 26. Both properties are owned by Mr. Kenneth Vaughn.

The property located at 40 Ferry Street is an existing two-story residence and the property at 51 Bridge Street is a mixed use with commercial and residential units.

The applicant is seeking a minor lot line adjustment, as he owns both properties.

Mr. Vaughn is proposing to install a new driveway and a new four-hundred square foot garage. The applicant must obtain approval from NJ Department of Transportation for the proposed curb cut on Bridge Street.

There were two prior board approvals for this property, both in 2010. In resolution 6-2010, there is a condition that does not allow for the driveway to be constructed. The Board has the right to remove this condition with the new application that has been submitted.

If this condition is removed, the applicant would need to update his existing deed. Mayor Fahl stated that she supports removal of this condition.

Mr. Vaughan also stated that there is another driveway located on the same side of the street at Heritage Lighting, and to his knowledge there have been no issues or concerns.

The applicant is willing to dedicate a portion of the lot to the City as a right-of-way.

Ms. Goldman questioned the date that the existing apartments were established. This information was unknown at the time. It was suggested that the applicant also obtain approval for those existing apartments through this application as well so that the City has the approval on record.

There are several trees to be removed with the proposed project. It was noted that the applicant would be required to plant two additional trees. Ms. Fischetti asked if one of the trees could be planted on the property.

The meeting was opened for public comment:

Paul Stevens, Quarry Street – Concerned about parking

Steve Stegman, Studdiford Street – Concerns about vehicles backing out onto Bridge Street. Suggested reading the minutes from 2010 before taking action.

Rod Berkowitz, Bridge Street Business Owner – Stated in favor of the driveway.

Motion to Close Public Comment:

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

The Board members stated that additional information was required regarding any drainage issues and that they would like to review the resolution and minutes from the 2010 public hearing before moving forward with an action.

The Board took no action on this application and the applicant agreed to carry the hearing until the next meeting.

NO ACTION WAS TAKEN.

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.

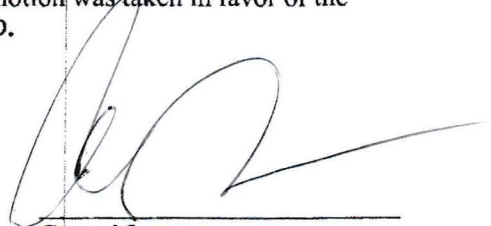
ADJOURNMENT

Mayor Fahl made a motion to adjourn the meeting at 9:38 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