

City of Lambertville  
Planning Board  
Regular & Re-Organization Meeting Minutes  
Wednesday, January 6, 2021

The meeting was called to order by Board Attorney, Stewart Palilonis at 7:00 p.m. with a statement of compliance with the Open Public Meetings Act.

*The following statement was read into the record.*

*This meeting is being held in compliance with the Open Public Meetings Act with the Annual Notice advertised in Trenton Times; the meeting notice was provided to the Hunterdon County Democrat and Trenton Times, sent to department heads, members of the listserv and was posted on the glass doors of the elevator entrance at City Hall. The meeting agenda was posted on the Bulletin Board at City Hall, on the City's website at [www.lambertvillenj.org](http://www.lambertvillenj.org).*

*This session will be recorded using Zoom.*

Roll Call

Mrs. Lawton called the roll as follows:

Present: John Miller, Kevin Romano, Sarah Gold, Zac Anglin, Stephanie Moss, Marleina Ubel, Kate Millsaps, Councilman Sanders, Paul Kuhl and Mayor Fahl

Absent:

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

ANNOUNCEMENT:

Mayor Fahl announced that the Planning Board would not be holding a public hearing for the application on the agenda at 65 Wilson Street. This decision was made in light of what was occurring in Washington D.C.

OATHS OF OFFICE

Stewart Palilonis administered the Oaths of Office to our new board members Councilman Ward Sanders and Kate Millsaps. Stephanie Moss, Zac Anglin and Kevin Romano were also sworn in.

ELECTION OF BOARD CHAIRPERSON

Motion to Nominate Paul Kuhl as Board Chairman

Sarah Gold made a motion to nominate Paul Kuhl as the 2021 Planning Board Chairman for the City of Lambertville. Mayor Fahl seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

Motion to Close Nominations for Board Chairman

January 6, 2021  
Planning Board Meeting

John Miller made a motion to close the nominations for Planning Board Chairman. Kevin Romano seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

#### **ELECTION OF BOARD VICE CHAIRMAN**

##### **Motion to Nominate John Miller as Vice Chairman**

Mayor Fahl made a motion to nominate John Miller as the 2021 Planning Board Vice Chairman for the City of Lambertville. Councilman Sanders seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

##### **Motion to Close Nominations for Board Vice Chairman**

Marleina Ubel made a motion to close nominations for the Board Vice Chairman. Stephanie Moss seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

#### **OFFICIAL MEETING SCHEUDLE FOR 2021**

The November 2021 meeting date is the day after elections. The Board members discussed changing the date, and ultimately agreed that there was no issue on holding the meeting on this date.

The Board also agreed to continue to hold a monthly second meeting on the third Wednesday of the month. However, the Planning Board will not hold a meeting on Wednesday, February 17, 2021 or Wednesday, September 15, 2021 due to the holiday.

There was also discussion about holding a second meeting a month for applicant's to be able to submit minor documents needed without having to wait another month. Additional available days will also be discussed at the February meeting.

Councilman Sanders made a motion to approve the 2021 meeting schedule with the changes noted above. John Miller seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

#### **APPROVAL OF MINUTES – December 2, 2020 and December 16, 2020**

Both sets of minutes were carried until the next scheduled meeting.

#### **RESOLUTION APPROVAL**

51 Bridge Street and 40 Ferry Street  
Block 1042 Lots 25 and 26

The approval of the final resolution for this application was carried until the next scheduled meeting.

January 6, 2021  
Planning Board Meeting

**RESOLUTION APPROVAL**

72 Bridge Street  
Block 1038 Lot 7

The approval of the final resolution for this application was carried until the next scheduled meeting.

**PUBLIC HEARING**

65 Wilson Street  
Block 1053 Lots 2 and 3  
Final Major Subdivision

The Planning Board did not hold a public hearing on this application at this meeting. It was announced that the hearing will be carried to our September 20, 2021 meeting. No further notices are required.

**GENERAL BOARD BUSINESS**

None.

**PAYMENT OF BILLS**

No action was taken.

**ADJOURNMENT**

Mayor Fahl made a motion to adjourn the meeting at 8:00pm. Councilman Sanders 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