

**City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, January 20, 2021**

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.

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.

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.

APPROVAL OF MINUTES – December 2, 2020

John Miller made a motion to approve the December 2, 2020 minutes as submitted. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Zac Anglin, Kate Millsaps and Councilman Sanders were abstained from voting. MOTION CARRIED.

APPROVAL OF MINUTES – December 16, 2020

Stephanie Moss made a motion to approve the December 16, 2020 minutes as submitted. Zac Anglin seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kate Millsaps and Councilman Sanders were abstained from voting. MOTION CARRIED.

APPROVAL OF MINUTES – January 6, 2021

John Miller made a motion to approve the January 6, 2021 minutes, with minor changes. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

TIME EXTENSION REQUEST

80 Wilson Street
Block 1054 Lot
Talbot Homes, Inc.

A request was submitted by Steven Gruenberg, requesting a one-year time extension in reference to resolution 2-2019 that was memorialized on January 15, 2019.

There were questions regarding if the plats for this project were recorded within the required timeframe.

No action was taken on this application until the Board confirms that the plats have been filed.

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.

RESOLUTION APPROVAL

72 Bridge Street
Block 1038 Lot 7

Sarah Gold made a motion to approve the resolution, as submitted. Mayor Fahl seconded the motion. A unanimous roll call vote in favor of the motion as taken by all members present. Kate Millsaps and Councilman Sanders were abstained from voting. MOTION CARRIED.

COMPLETENESS

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

The Board professionals recommended the application be deemed complete based on the review of the application at the DRC meetings.

The following waivers are recommended from Checklist # 3 – Determination of Completeness of Application for Final Major Subdivision Approval.

Items 2 & 3 – Waiver of submittal of hard copies.
Item 5 – Partial Waiver recommended for scale.

The waivers from Checklist # 4 – Determination of Completeness of Application for Preliminary / Final Site Plan Approval

Items 2 & 3 – Waiver of submittal of hard copies.
Items 15 & 16 – Partial Waiver recommended for scale.
Items 17 b & c – Waiver recommended; the applicant has submitted a better scale than required.
Item 17 e – Waiver recommended for topographic information.
Item 23 – Partial Waiver for information within 200' of the property.

Item 34 a & b – Waiver recommended for environmental impact.
Item 36 c – Partial Waiver for calculations of the R.S.I.S standards.
Item 37 – Temporary waiver recommended.

Marleina Ubel made a motion to grant the temporary, partial and all waivers as listed above. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano, Councilman Sanders and Kate Millsaps were abstained from voting. MOTION CARRIED.

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

PUBLIC HEARING

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

Ralph Finelli and Mitch Ardman were sworn in as expert witnesses to testify on this application.

Stewart Palilonis advised the Board that the public notices were sufficient and the Board has jurisdiction to proceed with the public hearing.

The applicant obtained approval from the Board at the Preliminary Subdivision Approval for a total of nine units, however, based on comments from the neighbors and residents the applicant is reducing the number of units to eight.

Mr. Ardman referenced the document file Final Plat, dated October 2, 2020 with a revision date of October 22, 2020.

The size of the property is approximately 23,920 square feet and is entirely located in the R-2 zone for the City of Lambertville.

The minimum lot size required is 1,875 square feet. Mr. Ardman stated that the center lots are 2,387 square feet, the lot to the south is an oversized lot and is approximately 3,500 square feet and the lot to north is 4,810 square feet.

As per the City Ordinance, the minimum lot width is twenty-five feet wide. The required building coverage is 60% and the applicant is proposing less than 40 %. The total allowed lot coverage is 80% and the applicant is proposing less than 60%.

Mr. Ardman stated that no bulk variances required with this application.

Marked into the record as exhibit W3, Dimension plan exhibit 12/28/2020. The lawn and landscape designs were provided as well.

Each unit will be limited to three bedrooms and each will have its own driveway with a width of ten-feet to satisfy the City ordinance. They will also each have a basement to help stabilize the steep slope areas.

Mr. Ardman stated that the parking requirements for the R.S.I.S has been satisfied with the proposed driveways being placed with a zero-lot line and the widening of Wilson Street to match the fifteen-foot width in front of Raritan Pointe. The plan currently provides for five on street parking spaces.

The proposed sidewalk will continue to Feeder Street, with a handicap ramp. There will be plantings along the driveways for screening purposes and there will also be a planting strips between the curb and sidewalk.

Street trees will be planted with approved species from either Emily Goldman or the recommendation of the Shade Tree Commission. It should also be noted, that the existing Maple tree will remain in place.

The units will each have its own water and sewer line connection as well. A new fire hydrant will be placed at Feeder Street with one street light.

Ralph Finelli stated that there is a variety of material used for the roof peaks and garages, such as brick stucco clappered siding. The foundation will have a stucco finish and the roof will be asphalt shingles. The units will have boxed bay windows and front porches as well.

The units located on 3.01 and 3.02 are intended to look like the "original building" of the residential dwelling that may have existed on this property.

The porch sizes don't seem to have space for sitting or give the neighborhood feel. No space to increase the size of the porches.

The renderings do not show any mention of back porch areas. Mr. Finelli stated that each unit has a door leading to the rear of the property for access to patios or decks. However, there is concern regarding the steep slope and nothing will be erected in that area. The locations of patios and decks are to be added to the plans. Mr. Finelli indicated that the unit on proposed lot 3.03 will have a cantilevered deck so as not to disturb the steep slopes.

There are no plans for any second story decks at this time.

High visibility safety fence along conservation easement with silt fence to be installed into the ground properly. Doug Rossino stated that there are other controls that can be used to provide less earth disturbance. However, Mr. Ardman indicated that the silt fence will be installed outside of the easement.

Street opening permit does require curb to curb paving.

Emily Goldman stated that she would like to have confirmation that the loft or attic will not be converted into another bedroom, as that would impact the parking requirements. She suggested having a deed restriction. Mr. Mongelli stated that a deed restriction is typical but that if someone were to convert to a bedroom, they would still require approval from the Construction Office and also the Zoning Officer.

There was discussion regarding Historical Preservation Commission guidelines. Ms. Goldman stated that she didn't have a copy of this and it would be difficult to review an application since she only has the 2009 guidelines.

Ms. Goldman stated that elevations for all four sides of the buildings would be required for scale and massing.

All mechanical equipment will be shielded and will not be located in the front yard. However, lot 3.03 may possibly have it located in the side yard. If they are on the side yard, screening suggested.

Public Comment:

Roseanne Balsca, Wilson Street

Concerns regarding storm water runoff, what is the impact, parking, steep slope easement and does that present liability for the City, back taxes. Height of building is a concern.

Lilly Chen, Clinton Street

Back taxes owed, project is not good for the City

Susan Croce, Raritan Pointe

Pace of construction, how long for units to be constructed, disposal of construction debris.

Shawn Ellis, Brunswick Avenue

Questions about the various look of each unit.

Brad Sanford, Quarry Street

Porches are small, possible reduce to six units.

Gina Fischetti

Size of porches, garage doors,

Paul Stevens, Quarry Street

Concerned that the City is missing an opportunity for low-income housing and Affordable Housing requirements.

Mayor Fahl stated that they have worked with the applicant for several months on trying to have this property dedicated for Affordable Housing, however, they could not come to an agreement.

Motion to Close Public Hearing

Sarah Gold made a motion to close the public hearing and public comment. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano, Councilman Sanders and Kate Millsaps were abstained from voting. **MOTION CARRIED.**

Motion to Grant Waivers for Final Site Plan Approval

Sarah Gold made a motion to grant exception for Driveway Setback, Driveway paving material, Building Design and Garage Width. Marleina Ubel second the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano, Councilman Sanders and Kate Millsaps were abstained from voting. **MOTION CARRIED.**

Motion for Final Major Subdivision Approval, with the following conditions:

Landscape plan, conservation easement, steep slope restrictions re; patio and deck close to steep slope, approval of proposed street trees from the Shade Tree Commission, updated letter from the MUA, Residential Development Fee, Additional notes regarding construction on the steep slope and the storm sewer pipe, Curb to curb paving on Wilson Street and Proposed patios or decks over steep slopes.

John Miller made a motion to grant the Final Major Subdivision approval, with the conditions listed above. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Kevin Romano, Councilman Sanders and Kate Millsaps were abstained from voting. MOTION CARRIED.

PUBLIC COMMENT

No public comment.

Zac Anglin made a motion to close public comment. John Miller seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

GENERAL BOARD BUSINESS

Emily Goldman updated the board on the police redevelopment. She stated that at this point the Planning Board has nothing further to do until Council has taken action.

Also, in reference to the Lambertville Goes Wild Landscape Ordinance change, they are eager to move forward and come before the Board for approval.

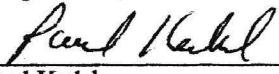
PAYMENT OF BILLS

Sarah Gold made a motion to pay bill, so long as funding is available. Mayor Fahl seconded the motion. A unanimous roll call vote was taken by all members present. MOTION CARRIED.

ADJOURNMENT

Sarah Gold made a motion to adjourn the meeting at 10:17 pm. Marleina Ubel 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