

City of Lambertville
Planning Board
Regular & Re-Organization Meeting Minutes
Wednesday, January 5, 2022

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.

Roll Call

Mrs. Lawton called the roll as follows:

Present: Stephanie Moss, Paul Rotondi, Kevin Romano, Robert Jordan, Matt Blake, Councilman Stegman, Paul Kuhl, Mayor Nowick.

Absent: John Miller, Kate Millsaps and Marleina Ubel

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

OATHS OF OFFICE

Stewart Palilonis administered the Oaths of Office to our returning and new board members.

ELECTION OF BOARD CHAIRPERSON

Motion to Nominate Paul Kuhl as Board Chairperson

Stephanie Moss made a motion to nominate Paul Kuhl as the 2022 Planning Board Chairperson for the City of Lambertville. Paul Rotondi 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 Chairperson

Stephanie Moss made a motion to close the nominations for Planning Board Chairperson. 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 CHAIRPERSON

Motion to Nominate Stephanie Moss as Vice Chairperson

Kevin Romano made a motion to nominate Stephanie Moss as the 2022 Planning Board Vice Chairperson for the City of Lambertville. Councilman Stegman 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 Chairperson

Paul Rotondi made a motion to close nominations for the Board Vice Chairperson. Robert Jordan seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

OFFICIAL MEETING SCHEDULE FOR 2022

The Planning Board will not hold a meeting on October 5, 2022 due to the holiday. The only meeting in October will be held at our second monthly meeting, October 19, 2022.

Stephanie Moss made a motion to approve the 2022 meeting schedule with the changes noted above. Robert Jordan 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 15, 2021

Stephanie Moss made a motion to approve the minutes, as submitted. Kevin Romano seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members able to vote. Paul Rotondi was abstained from voting and Robert Jordan, Matt Blake, Councilman Stegman and Mayor Nowick were recused from voting. MOTION CARRIED.

COMPLETENESS

7 Delevan Street
Block 1028 Lot 20
Final Major Subdivision & Site Plan Approval

For the record, Stephanie Moss and Kevin Romano recused themselves from this application and took a seat with the public. Emily Goldman also recused herself as the Board Planner and Greer Patras took position as the Alternate Board Planner.

Richard Mongelli, the applicant's attorney was present on behalf of the applicant. Mr. Rossino briefly went over the requirements for checklist number three. Mr. Mongelli stated that his client agrees with the temporary, partial and recommended waivers as described and will comply.

Robert Jordan made a motion to deem the application complete, based on the board engineer's review letter. Mayor Nowick seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC HEARING

7 Delevan Street

Block 1028 Lot 20

Final Major Subdivision & Site Plan Approval

The Planning Board approved the Preliminary Site Plan and Subdivision approval on August 4, 2021. There were outstanding conditions in that resolution that the applicant must comply with; Final Plan and Site Plan, Final approval from the D&R Canal Commission, which has already been granted, All Cross Easements, which are with Doug Rossino and Stew Palilonis for review, comply with conditions of street tree plantings, Work with the Board regarding the landscape plan, required payment for COAH, Taxes and Escrow, Full compliance with board professional review letters.

Mr. Mongelli stated that they will comply with all the conditions, as stated above. There is also a variance relief for lots 20.01 and 20.02 for impervious coverage. The applicant is also asking for a waiver for the surface lighting requirement.

Councilman Stegman suggested reducing the size of the building to allow for larger rear yards. He also recommended having the Fire Department and Emergency Management review the proposed plans and provide feedback.

The location and size of trash receptacles was discussed in great detail. The proposed location could cause concern during the winter months with snow preventing accessibility to moving the trash cans to the street for weekly pickup.

PUBLIC COMMENT:

Kim Klinger, Clinton Street – Stated that the previous development was only permitted three units, why is this applicant allowed four.

Cynthia Yann, North Union Street – New variances required and there should be testimony regarding the number of units.

Stephanie Moss, Delevan Street – Applicant would have a negative impact on the neighborhood. Too many easements associated with approval.

Anita Crandell, Delevan Street – Feels like the Board is favoring the developer, requested the Board to reduce the number of units.

Patrick, North Union Street – He is the owner of an abutting property and wanted confirmation that he will still have access to his rear gate.

Judy Gleason, North Union Street – Supports reducing the number of units, concerned about street parking.

John Flynn, Clinton Street – Asked why the developer is saving the building.

Emily Goldman, North Union Street – Stated with the length of the driveway, the trash cans will be on the sidewalk and could block access.

January 5, 2022
Planning Board Meeting

It was determined by the Board that additional research and information was required before they could take any action. The application was carried to the next Planning Board meeting and no further notices are required.

GENERAL BOARD BUSINESS

None.

PAYMENT OF BILLS

Councilman Stegman made a motion to pay bills, so long as funding is available. Stephanie Moss seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

Councilman Stegman made a motion to adjourn the meeting at 9:59 pm. Kevin Romano 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