



City of Lambertville
18 York Street, Lambertville NJ 08530
Phone: (609) 397-0803 ~ Fax: (609) 397-2203
Email: construction@lambertvillenj.org

Planning & Board of Adjustment Application

Application Date: January 2020 Block: 1053 Lot: 2 and 3
Fees Paid: Application: \$ 2,000 Ck #: _____
Escrow: \$ 2,900 Ck #: _____
Application Address: 65 Wilson Street

<u>APPLICATION TYPE:</u>	<u>FEE</u>	<u>ESCROW</u>
____ Appeal	\$ _____	_____
____ Request for Zoning Interpretation	_____	_____
____ Hardship / Bulk Variance	_____	_____
____ Use Variance	_____	_____
____ Conditional Use Permit	_____	_____
____ Conceptual Review	_____	_____
____ Minor Subdivision	_____	_____
(Total # of Lots _____)		
____ Preliminary Site Plan	_____	_____
(_____ S.F. Improvements)		
<u>X</u> Preliminary Major Subdivision	<u>2,000</u>	<u>2,900</u>
(Total # of Lots <u>9</u>)		
____ Final Site Plan	_____	_____
(_____ S.F. Improvements)		
____ Final Major Subdivision	_____	_____
(Total # of Lots _____)		
____ General Development Plan	_____	_____
____ Re-Submittal	_____	_____
____ Other: _____	_____	_____
Total Amount Paid:	<u>2,000</u>	<u>2,900</u>

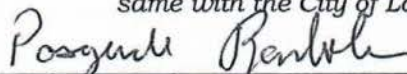
Planning Board meets the first Wednesday of every month at 7:00 pm
Zoning Board meets the last Thursday of every month at 7:30 pm
(Unless otherwise noticed)
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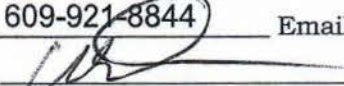
Planning & Board of Adjustment Application

Name of Owner: Young Men's Athletic Club, A Non-Profit Civic Association
Address: c/o Rick Anthes
20 Eljan Drive, Doylestown PA 18901
Telephone: () 609-204-4617 Email: ranthessr@gmail.com

I have reviewed this application & accompanying documentation & consent to filing of the same with the City of Lambertville Planning Board / Zoning Board


Owner's Signature

1/11/2020
Date

Name of Applicant (if different from owner): 65 Wilson, Lambertville LLC
Address: 29 Emmons Drive
F40, Princeton, NJ 08540
Telephone: () 609-921-8844 Email: bbarish@cpnrealestate.com

Applicant's Signature

Name of Attorney: Richard Mongelli, Esq.
Address: 21-2 Bridge Street
Lambertville, NJ 08530
Telephone: () 732-261-0884 Email: rich@mongellilaw.com

Name of Engineer: Mitchell Ardman, The Reynolds Group, Inc.
Address: 575 Route 28, Suite 110
Raritan, NJ 08869
Telephone: () 908-722-1500 Email: mardman@reynoldsgroup.com

Name of Applicant's Agent: Richard Mongelli, Esq.
Address: 21-2 Bridge Street
Lambertville, NJ 08530
Telephone: () 732-261-0884 Email: rich@mongellilaw.com

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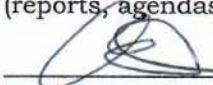
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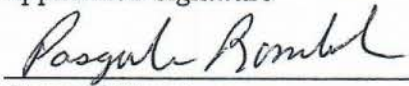
I do hereby appoint Richard Mongelli, Esq. to perform all duties as maybe required to

Agent's Name (please print)

Prosecute this application before the designated agencies & departments of the City. I do further acknowledge my agent will be the sole recipient of all documentation (reports, agendas, etc.) produced by the City of Lambertville with regard to this matter.


Applicant's Signature

1/14/2020
Date


Owners' Signature

1/11/2020
Date

Property Information

Zoning District: R-2 Tax Map: Page: _____ Block 1053 Lot: 2 and 3

Present use of Property: Young Men's Athletic Club building

Property Dimensions, etc.:

	Minimum See	Actual Schedule	Proposed A attached
Lot Area			
Lot Width at Street			
Lot Width of Setback Line			
Lot Depth			
Front Setback			
Left Side Setback			
Right Side Setback			
Rear Yard Setback			
Maximum Bldg Height			
Structures, Blacktop & Other Coverage (SF)			
Lot Coverage %			

1. Is the property a corner lot?

No

2. Date this Applicant acquired the property or an interest in the property:
under contract

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Schedule A

ZONING REQUIREMENTS:

R-2 RESIDENTIAL BULK REQUIREMENTS - Semi-Detached Residence

DESCRIPTION	REQUIRED (R-2)	PROPOSED LOT 2.01	PROPOSED LOT 2.02	PROPOSED LOT 2.03	PROPOSED LOT 2.04	PROPOSED LOT 2.05	PROPOSED LOT 2.06	PROPOSED LOT 2.07	PROPOSED LOT 2.08	PROPOSED LOT 2.09
MINIMUM LOT AREA	1,875 S.F.	2,495 S.F.	1,920 S.F.	2,274 S.F.	2,396 S.F.	2,473 S.F.	2,550 S.F.	2,627 S.F.	2,704 S.F.	4,482 S.F.
MINIMUM LOT FRONTAGE	25 FT.	46.6 FT.	25.0 FT.	25.0 FT.	25.0 FT.	25.0 FT.	25.0 FT.	25.0 FT.	25.0 FT.	48.0 FT.
MINIMUM LOT WIDTH @ BUILDING LINE	25 FT.	45.7 FT.	25.0 FT.	25.0 FT.	25.0 FT.	25.0 FT.	25.0 FT.	25.0 FT.	25.0 FT.	45.2 FT.
MAXIMUM BUILDING COVERAGE	60%	34.2%	43.6%	40.1%	38.1%	36.9%	35.8%	34.7%	33.7%	21.3%
MAXIMUM LOT COVERAGE ①	80%	40.0%	51.6%	51.2%	48.8%	50.5%	49.0%	47.5%	46.2%	29.0%
FRONT YARD SETBACK	0 FT.	3.3 FT.	3.3 FT.	3.3 FT.	3.3 FT.	15.0 FT.	15.0 FT.	15.0 FT.	15.0 FT.	15.0 FT.
SIDE YARD SETBACK (ONE)	0 FT.	0 FT.	0 FT.	0 FT.	0 FT.	0 FT.	0 FT.	0 FT.	0 FT.	5.0 FT.
SIDE YARD SETBACK (BOTH)	5 FT.	16.6 FT.	5.0 FT.	5.0 FT.	5.0 FT.	5.0 FT.	5.0 FT.	5.0 FT.	5.0 FT.	20.3 FT.
REAR YARD SETBACK	15 FT.	15.2 FT.	16.9 FT.	26.7 FT.	37.7 FT.	29.8 FT.	32.2 FT.	35.9 FT.	38.3 FT.	42.0 FT.
MAXIMUM BUILDING HEIGHT	40 FT/3 STORIES	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.
ACCESSORY BUILDING										
FRONT YARD SETBACK	Not Permitted	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIDE YARD SETBACK	0 FT.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
REAR YARD SETBACK	3 FT.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	12 FT.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

① DOES NOT INCLUDE REAR DECK

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3. The Zone in which the property is located:
R-2
4. Acreage of entire tract:
0.549
5. Is the property located:
- | | | |
|--|------------------------------|--|
| On a County Road? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Within 200 feet of a Municipal Boundary? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Located on a State Highway? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
6. Are there any existing or proposed deed restrictions, easements, right of ways or other dedication? ____ Yes X No (if yes please attach a copy)
7. Has this property been subject of any prior approvals or denials by the Planning Board of Board of Adjustment? ____ Yes X No (if yes, please specify)

What special reasons support the granting of the variance, if applicable?

n/a

Description of approval being requested:

Applicant seeks approval of a preliminary major subdivision application for a nine-lot subdivision.

Please list requests for waivers of submission of documents and the reasons therefore:

Checklist Item 23 (features within 50 feet provided rather than 200 feet)

Checklist Item 17(e) (topo within 50 feet provided rather than 200 feet))

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