

## STAFF REPORT

PLEASE REFER TO DRCC # WHEN SUBMITTING  
ADDITIONAL DOCUMENTS



**DRCC #:** 20-0724A

**DATE:** February 4, 2020

**PROJECT NAME:** 65 Wilson Street -- Proposed Residential Development

**Latest Submission Received:** January 16, 2020

**Applicant:**

Young Men's Athletic Club  
c/o Rick Anthes  
20 Eljan Drive  
Doylestown, PA 18901  
[ranthesr@gmail.com](mailto:ranthesr@gmail.com)

**Engineer:**

F. Mitchel Ardman  
The Reynolds Group, Inc.  
575 Route 28, Suite 110  
Raritan, NJ 08869  
[mardman@reynoldsgroup.com](mailto:mardman@reynoldsgroup.com)

**Project Location:**

Road	Municipality	County	Block(s)	Lot(s)
65 Wilson Street	Lambertville City	Hunterdon	1053	2,3

**Jurisdictional Determination:**

Zone A	Minor	Nongovernmental
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**Subject to Review for:**

Drainage	Visual	Traffic	Stream Corridors
	X		

**THIS STAFF REPORT IS ISSUED AS A GUIDE TO APPLICANTS IN COMPLYING WITH DRCC REGULATIONS. IT IS NOT AN APPROVAL. NO CONSTRUCTION SHALL BEGIN UNTIL A CERTIFICATE OF APPROVAL HAS BEEN ISSUED.**

**Documents Received:** Preliminary Subdivision Plans (7 sheets) dated January 8, 2020 prepared by The Reynolds Group; Architectural Plans (1 sheet) dated January 8, 2020 prepared by Ralph Finelli, Architect.

PO BOX 539

STOCKTON, NJ 08559

609-397-2000

[www.nj.gov/dep/drcc/](http://www.nj.gov/dep/drcc/)

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Staff comments continued below.

**The application is incomplete. The following is a staff report and review of deficiencies:**

**Existing Conditions:** The project consists of two lots totaling 23,920 square feet (0.549 acre) in area located on Wilson Street between Mount Hope Street and Feeder Street in the City of Lambertville, Hunterdon County, approximately 400 feet east of the Delaware and Raritan Canal and within Commission Review Zone A.

The site is surrounded by the "Raritan Pointe" residential townhouse development and Cavallo Park playground to the north, residential and some office uses on Wilson Street and State Highway Route No. 29 to the east, and commercial and office structures to the south. A tributary to the Delaware and Raritan Canal, as well as an inactive raceway "Back Raceway" which once served the Lambertville Water and Power Canal, lie to the immediate west. The site lies within the boundaries of the Delaware and Raritan Canal and Lambertville historic districts, respectively.

In the existing condition, most of the site is developed with an existing one-story, concrete and stucco building constructed between 1953 and 1956, paved parking area, concrete and paver walkways, a garden shed, post and rail fence, and a small area of maintained lawn. These features comprise 0.31 acres of impervious surface coverage, which are visible -- with the exception of the garden shed -- on historic aerial photographs dating to the year 1972. The 1982 Delaware and Raritan Canal Historic Structures Survey notes that the existing building is without architectural merit or historical significance.

The property was the subject of one prior Commission project. In 1985, the Commission issued a certificate of approval for the construction of a deck at the rear (west elevation) of the building (DRCC #85-0724).

**Proposed Project:** The applicant proposes to demolish all of the existing features, subdivide Lots 2 and 3 into nine parcels (Proposed Lots 2.01 through 2.09, respectively), and construct four semi-detached residences and one single-family residence, with associated rear decks, paved driveways and concrete walks, as well as a new sidewalk and curb for Wilson Street. The project would result in a net reduction of 3,292 square feet (0.075 acre) of impervious surface coverage when compared with the existing conditions, and result in the disturbance of approximately 23,962 square feet (0.55 acre) of land.

**Stream Corridor:** As noted hereinabove, a tributary to the Delaware and Raritan Canal is located to the immediate west of the property. This tributary has a drainage area of less than 50 acres. As a result, the stream does not possess a Commission-regulated stream corridor. Swan Creek is located approximately 1,000 feet north of the site. Commission staff finds that the site is not located within 100 feet of a 100-year floodplain associated with a water course that drains more than 50 acres. Therefore, the project is not subject



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to a stream corridor review pursuant to N.J.A.C. 7:45-9.1. Please note that the Commission staff makes no finding of any required DEP floodplain approvals.

**Stormwater Runoff Quantity:** This project will not result in the creation of 800 square feet or more of impervious surface, cumulatively since January 11, 1980. As a result, this application is not subject to the specific stormwater runoff and water quality impact review standards at N.J.A.C. 7:45-8.

**Visual, Historic & Natural Quality Impact:** The proposed project is located in an "Urban" canal environment as described in the Delaware and Raritan Canal State Park Master Plan (Master Plan). The Urban canal environment is characterized at N.J.A.C. 7:45-10.2(a) as the "enclosure of the canal by dense development."

The 1989 Master Plan at Page 14 calls for the institution of a canal boat ride through a reconstructed Lambertville Lock, as well as the rebuilding of the outlet lock to the Delaware River so that the 19<sup>th</sup> century service to New Hope by means of a cable ferry could be reimplemented. Commission staff notes that nothing with respect to the proposed project would be inconsistent with either of these aspirations.

The provisions of N.J.A.C. 7:45-10.3(a) and (b), respectively, which discourage major and minor projects in certain canal environments, are inapplicable to the proposed project.

N.J.A.C. 7:45-10.4(a) directs that projects in Commission Review Zone A shall be set back from the Delaware and Raritan Canal State Park sufficiently far so that the winter visual and natural quality of the park is not adversely affected. The setback requirement in the Urban canal environment is that there are no minimum setbacks except as may be prescribed by municipal ordinances. The applicant is therefore requested to confirm that the rear setbacks are in compliance with any setback requirement prescribed by the City of Lambertville.

N.J.A.C. 7:45-10.4(b) directs that projects in Commission Review Zone A shall maintain a reasonable height and scale relationship to nearby structures or vegetation. In the Urban canal environment, the height of structures may vary according to the height of existing structures that have a visual relationship to the proposed structure. The applicant is requested to provide information demonstrating that the proposed duplex residential structures would be similar to surrounding existing structures.

N.J.A.C. 7:45-10.4(c) directs that for projects in Commission Review Zone A, the exterior appearances of a project shall be in keeping with the character of the park's individual environments. Specifically, colors used shall harmonize with the man-made or natural surroundings of the project and shall be typical of colors found in the park environment; and building materials and textures shall harmonize with the surrounding man-made and natural materials.

The applicant has submitted architectural drawings which indicate that the residential structures would be constructed using asphalt shingle roofs, standing seam metal roofing



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over the porches and box bay windows, clapboard and shake siding, and brick veneers. The applicant is requested to provide further details on the materials to be employed and the proposed colors of the exterior features.

N.J.A.C. 7:45-10.4(d)1 directs that projects in Commission Review Zone A, electric, telephone, cable television, and other such lines and equipment shall be underground or otherwise not visible from the park. The applicant's submission indicated that electric, natural gas and telephone service would be supplied at the southernmost portion of the property where Wilson Street connects with Feeder Street. The applicant is requested to confirm that all such utility lines and equipment shall either be underground, or not visible from the Delaware and Raritan Canal State Park.

The provisions of N.J.A.C. 7:45-10.4(d) 2 through 4, respectively, which regulate signs and ancillary structures, are inapplicable to the proposed project.

N.J.A.C. 7:45-10.4(d)5 directs that wherever possible, natural terrains, soils, stones, and vegetation should be preserved, and that any new vegetation, stones, and soils should be native to the environment in which they are placed. The applicant proposes the removal of one existing maple tree having a diameter of 18 inches. The applicant proposes the planting of five "Autumn Blaze" (*Acer x fremanii* "Jeffersred") maple trees along Wilson Street between the semi-detached residences. Also known as the "Freeman Maple," the Autumn Blaze is a hybrid of the Silver Maple (*Acer saccharinum*) and the Red Maple (*Acer rubrum*), both of which appear on the Commission's List of Native Trees. The Autumn Blaze Maple does not appear on the list of invasive species collated by the New Jersey Invasive Species Strike Team.

**Additional Information Required:**

1. With respect to compliance with the visual, historic and natural quality impact standards at N.J.A.C. 7:45-10, the applicant is requested to submit the following:
  - A. Confirmation that the rear setbacks are in compliance with any setback requirements prescribed by the City of Lambertville.
  - B. Details on the materials to be employed and the proposed colors of the exterior features.
  - C. Confirmation that all public utility lines and equipment shall either be underground, or not visible from the Delaware and Raritan Canal State Park.
2. Pursuant to the schedule set forth at N.J.A.C. 7:45-13.2, please remit application fee payment in the amount of \$250 for the visual review of a Minor Project in Commission Review Zone A, made payable to "Treasurer, State of New Jersey."
3. The Commission requires notices of county and municipal approval.

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**Staff Recommendation:** Staff does not recommend approval at this time.

Sincerely,

A handwritten signature in dark ink, appearing to read "John Hutchison", with a stylized flourish at the end.

John Hutchison  
Executive Director

c. Hunterdon County Planning Board  
Lambertville City Planning Board  
Richard Mongelli, Esq. ([rich@mongellilaw.com](mailto:rich@mongellilaw.com))