

City of Lambertville  
Planning Board  
Regular Meeting Minutes  
Wednesday, April 7, 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](http://www.lambertvillenj.org).*

*This session will be recorded using Zoom.*

Roll Call

Mrs. Lawton called the roll as follows:

Present: Kevin Romano, Zac Anglin, Stephanie Moss, Sarah Gold, Kate Millsaps, Councilman Sanders, Paul Rotondi, Paul Kuhl and Mayor Fahl. Marleina Ubel joined the meeting at 7:32 pm.

Absent: John Miller.

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

**APPROVAL OF MINUTES –March 3, 2021**

Sarah Gold made a motion to approve the March 3, 2021 minutes as submitted. Paul Rotondi seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Sarah Gold was abstained from voting. MOTION CARRIED.

**APPROVAL OF RESOLUTION**

39 Ferry Street  
Block 1045 Lots 4  
Major Subdivision & Site Plan Approval

Paul Rotondi made a motion to approve the resolution, as submitted. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all

members present. Sarah Gold and Kate Millsaps were abstained from voting. MOTION CARRIED.

**COMPLETENESS**

9 Douglas Street  
Block 1068 Lot 1  
Preliminary Subdivision

It should be noted that Kevin Romano, a member of the Planning Board, recused himself from this portion of the meeting due to the fact that this is his application before the Board. He was temporarily demoted to an attendee for the duration of this application.

The Board and the applicant were presented with a copy of the DRC letter, which recommended completeness of the application. There were several waivers, temporary waivers and partial waivers recommended by the Professionals, in reference to Checklist #1; Item 2-3, Waiver, Item 15, Waiver, Item 17e, Waiver, Item 22, Partial Waiver, Item 23 Temporary Waiver.

Mayor Fahl made a motion to deem the application complete, based on the recommendation of the Board Professionals. Stephanie Moss seconded the motion. A unanimous roll call vote in favor of the motion was granted by all members present. MOTION CARRIED.

**PUBLIC HEARING**

9 Douglas Street  
Block 1068 Lot 1  
Preliminary Subdivision

Marked into the record; S-1 Application, S-2 Publication, S-3 Subdivision Plan.

Mr. Palilonis stated that the public notice that the applicant published was satisfactory, as well as the certified mailings and that the Board had jurisdiction to hear the application.

In attendance on behalf of the applicant were Rich Mongelli, the applicant's attorney and George Hartman, the applicant's engineer. Mr. Hartman was sworn in as an expert witness.

The application submitted is for a proposed subdivision. There is currently one existing single-family dwelling on the property. The intent is to subdivide into a total of three lots. The existing dwelling will remain on the property.

The property is approximately one-acre. There are currently no sidewalks or curbs surrounding the property or surrounding properties. Therefore, the applicant is seeking approval for a waiver from this requirement.



The applicant is proposing two new additional driveways that will be directed towards Douglas Street. The existing driveway that services the single-family dwelling will need to be cleaned out and maintained.

Mayor Fahl stated that the City of Lambertville will be replacing the storm drains in this area within the next six-weeks.

The applicant is asking to reserve the right to install wells on the property if the process to obtain approval for connection to SUEZ water is not feasible.

Mayor Fahl strongly recommended that the applicant consider connecting to SUEZ water, as there is significant concern from the residents in the area.

The applicant's attorney went on the record to state that they will comply with the outstanding items listed in the Board Engineer's letter dated April 5, 2021 and also with the items listed in the Board Planner's letter dated March 29, 2021. Both the Board Planner and the Board Engineer's review letters are attached to the minutes.

Residential properties are exempt from Site Plan Approval by the Planning Board.

Ms. Goldman asked if the lilac bush will be removed during the process. The applicant will try to retain the location of the lilac bush, but it does depend on additional information received.

At this time, the meeting was opened up for public comment:

Steve Stegman, Studdiford Street: Concerns about stormwater plan, inquired if the public would have an opportunity to be involved with the results of any testing, would prefer applicant connects to SUEZ water.

Joe Hayes, Douglas Street: Stormwater concerns, existing driveways are eroding due to water runoff, asking for consideration for stormwater management and pervious coverage, concerned about well supply with surrounding properties.

Sean Tucker, Douglas Street: Concerned about poor water supply, drainage & wells.

Marcia Tucker, Douglas Street: Read letter into the record that was submitted, asked that any distribution and changes to the street be repaired curb to curb.

Stuart Alexander, Lincoln Avenue: Stated that the Planning Board has a responsibility to protect the residents from property damage, well and pervious coverage concerns.

Bryan Migone, Highland Avenue: Concern about wells & water, would like to see geologist report & asking that the Board hear public comments based on that report, landscaping questions. Emily Goldman stated that there are only street trees and that the Shade Tree Commission would have jurisdiction.

Tom & Robin Eagan, Douglas Street: Concerned about runoff, sustainability of existing wells, encouraged connection to City water as part of approval.

Kevin Brady, Lincoln Avenue: Concerned about wells.

John Holly, Douglas Street: Representing Mt. Hope Cemetery; Runoff concerns, lots of erosion in the cemetery and stated that many years ago arsenic was used for embalming and that may pose a hazard.

Shawn & Alison Douglas, Douglas Street: Share same concerns as their neighbors.

Motion to close public hearing:

Mayor Fahl made a motion to close public comments. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

Mr. Mongelli stated that the applicant is willing to conduct a geology test and would prefer to connect to SUEZ water.

Zac Anglin stated that he strongly suggests the applicant connect to SUEZ water as well.

Conditions of Approvals:

Perfect subdivision after a geology test has been performed and a report from the test has been provided to the Board Engineer. The Board Engineer shall then determine if the report shows adequate water support for two new wells. Existing structure will have stormwater basin for runoff. Landscape plan to be submitted, showing street trees. Provide all outside agency approvals. Provide cross easements for sanitary sewer. The two new lots are subject to Residential Development Fees. The driveway will comply with the 15% slope or less with the relocation.

Mayor Fahl made a motion to grant the approval for the subdivision. Paul Rotondi seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

### **COMPLETENESS**

7 Delevan Street  
Block 1028 Lot 20  
Site Plan and Preliminary Major Subdivision

Emily Goldman lives within 200' of this property, therefore, Greer Patras was our alternate Planner for review of this application. Emily Goldman was temporarily demoted to an attendee for the duration of this discussion.

The Board and the applicant were presented with a copy of the DRC letter, which recommended completeness of the application. There were several waivers, temporary



waivers and partial waivers recommended by the Professionals, in reference to Checklist #2; Item 2-3, Waiver, Item 7i, Waiver, Item 15, Partial Waiver, Item 17 a&d, Waiver, Item 17e, Waiver, Item 22, Waiver, Item 23 Partial Waiver, Item 26 Waiver, Item 27 Waiver, Item 34 Waiver. Checklist # 4; Item 2-3 Waiver, Item 17 e Waiver, Item 7 h Waiver, Item 15 Waiver, Item 16 Waiver, Item 17 a & d Wavier, Item 22 Waiver, Item 26 Waiver, Item 27 Waiver, Item 28 Waiver, Item 31 Partial Waiver, Item 34 a & b Wavier, Item 36 Waiver.

Mayor Fahl made a motion to deem the application complete based on the recommendation of the DRC and the waivers 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 & Stephanie Moss were recused from voting. MOTION CARRIED.

### **PUBLIC HEARING**

7 Delevan Street  
Block 1028 Lot 20  
Site Plan and Preliminary Major Subdivision

The Board did not take any action on the public hearing for this application. It was decided that the application would be heard at the May 5, 2021 meeting. No further notice is required.

Sarah Gold made a motion to carry the application. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

### **REVIEW OF ORDINANCE**

Landscape and Stormwater Management

This item was carried to the May 5, 2021 meeting. No action by the Board was taken.

### **REQUEST FOR ZONE CHANGE**

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

A letter from City Council is required before the Board can take any action.

No action was taken by the Board.

### **PUBLIC COMMENT**

Paul Stevens, Quarry Street: Stated that the Board missed an opportunity with the approval of the subdivision at 9 Douglas Street.

Cynthia John, North Union Street: Appalled at the process of certified mailings for public hearings.

Councilman Sanders made a motion to close public comment. Mayor Fahl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

**GENERAL BOARD BUSINESS**

None.

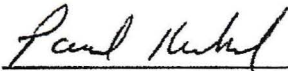
**PAYMENT OF BILLS**

Stephanie Moss 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**

Councilman Sanders made a motion to adjourn the meeting at 9:46 pm. Stephanie Moss 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