

City of Lambertville  
Planning Board  
Regular Meeting Minutes  
Wednesday, February 23, 2022

The meeting was called to order by Board Chairman, Paul Kuhl, at 7:00 pm 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 the Trenton Times and Hunterdon Democrat, sent to department heads, members of the listserv and was posted on the bulletin board at City Hall and on our website at [www.lambertvillenj.org](http://www.lambertvillenj.org). This meeting is being recorded digitally.*

## ROLL CALL

Mrs. Lawton called the roll as follows:

Present -

John Miller, Stephanie Moss, Paul Rotondi, Kevin Romano, Robert Jordan,  
Kate Millsaps, Marleina Ubel, Matt Blake, Councilman Stegman, Paul Kuhl and Mayor Nowick

Absent -

Also Present -

Board Attorney Evan Crook, Board Planner Emily Goldman and Board Engineer Doug Rossino

## APPROVAL OF MINUTES

January 5, 2022

Councilman Stegman 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 present. John Miller, Kate Millsaps and Marleina Ubel were recused from voting.

MOTION CARRIED

## COMPLETENESS

10-12 Church Street  
Block 1036 Lot 3  
Cannabis Application

There were some questions regarding the notice that was sent to the newspapers and also to the surrounding property owners as to whether there was confusion of a hy-brid meeting or in-person meeting.

Action was taken by the board members to proceed with the completeness and public hearing.

Paul Rotondi made a motion to proceed with the application. Kevin Romano seconded the motion. A unanimous roll call vote was taken by all members present. MOTION CARRIED.

Doug Rossino detailed the temporary waivers and recommended waivers from his review letter. The following is a list of those waivers; Checklist #4 - 7h-Temporary Waiver, 17 b, c, & e-Temporary Waiver, 23-Waiver Recommended.

Stephanie Moss made a motion to deem the application complete, with waivers listed above. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

## PUBLIC HEARING

10-12 Church Street  
Block 1036 Lot 3  
Cannabis Application

Mr. Crook swore in the applicants, Eric Rupnarain and Frank Culter as expert witnesses.

The applicant has submitted for a Preliminary and Final Site Plan Approval and Conditional Use for a Microbrewery.

The applicant submitted an application to the Lambertville Zoning Officer for zoning determination and has obtained approval for this location.

An ADA accessible parking space will be provided in the rear of the building. A concrete pad will be provided as well.

The applicant has appeared before the Historic Preservation Commission for approval of the proposed sign. They will also need to return to the Historic Preservation Commission for the changes to the front window. Those changes will include a custom made film, a requirement by the State of NJ, that will prevent pedestrians walking by from seeing inside the store.

There will be no baking on the premises. All items will be pre-packaged and delivered once a week in a truck no larger than a FedEx delivery truck.

The applicant will comply with the City's regulations for hours of operation and provide twenty-four-seven access to the security footage to the Police Department.

Inside the space, a restricted access room will be provided to store products when the business is not open. The product will be inside a safe within this room. Access to the business will be by

appointment only and a total seven customers will be permitted in the store at one time. In the case where customers do not know ahead of time that an appointment is required, the applicant has agreed to disperse any lines formed away from the sidewalk, so as not to disrupt pedestrian traffic.

Variances required - Front Build to Line, pre-existing, non-conforming. Property owner will dedicate a portion to the City of Lambertville.

Waivers required - Front yard and rear yard setbacks and curbing, dedication of right-of-way by property owner and materials to be used.

Conditions of approval - building permits must be obtained within one-year of board approval and business must open to the public within one-year of board approval.

Public Comment:

Christopher, Bridge Street - Supports the application and its location

Nancy, Swan Street - In favor of this application

Brian, Church Street - Was skeptical, parking is a concern, but with good design it could work

Michelle, Church Street - Had questions about the business, but applicant worked with neighbors

Krista, Newtown PA - Supports the application

Evan, Buttonwood Street - Supports the application

Marleina Ubel made a motion to close public comment. Stephanie Moss seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

Marleina Ubel made a motion to grant the applicants approval, with variances, conditions and waivers listed. Kevin Romano seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

#### SITE PLAN WAIVER

80 Lambert Lane

Block 1022 Lot 8

Cannabis Application

Kevin Romano recused himself from voting on this application.

It was recommended that the Board grant a Site Plan Waiver for this application.



Robert Jordan made a motion to grant the Site Plan Waiver. Matt Blake seconded the motion. A unanimous roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

## COMPLETENESS

80 Lambert Lane  
Block 1022 Lot 8  
Cannabis Application

Mayor Nowick made a motion to deem the application complete. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

## PUBLIC HEARING

80 Lambert Lane  
Block 1022 Lot 8  
Cannabis Application

Mr. Crook swore in the applicants, Eric Rupnarain and Frank Culter as expert witnesses.

The applicant submitted an application for a Conditional Use approval for a cannabis retail business.

A zoning permit for determination was submitted and approved by the Zoning Officer.

The property currently has existing parking spaces and will remain as such, with the exception of two additional ADA parking spaces, possible crosswalks and striping to take place. There is an existing loading area that will be utilized by small box truck deliveries one to two times per week. The applicant is not proposing any major changes to the exterior of the building at this time.

There are a total of four units within the building. The applicant will acquire two spaces for the proposed business. One of the other suites is vacant and the other is occupied by an architect firm.

The proposed plan shows that locks and keypads will be located on all exit doors. Two security guards will be on site during business hours and there will be a total of ten budtenders on site as well, with a total of 15-20 employees. The amount of customers allowed in the building at one time will be limited.

Customers will need to schedule an appointment online. The applicant stated that the average time a customer spends at the store will be approximately fifteen to twenty minutes.

There will be fifteen minute parking signs installed for customers to wait at until they are called for their appointment.

The hours of operation are Monday through Saturday from 9:00 am until 7:00 pm. They expect deliveries to occur once or twice a week and are considering utilizing a forklift of sorts to load product into the storage areas.

Any garbage accumulated will be disposed of using the onsite dumpster located in the parking lot. The regulations for cannabis waste are mandated by the State and all business owners are expected to follow that protocol imposed.

No onsite consumption is permitted. The applicant will manage the parking lot and premises to ensure that no customers are in violation of this requirement.

Variances required - proposed size of sign

Waivers required -

Conditions of approval - Conduct traffic study,

The meeting was opened to the public for comments.

Several members of the public were present at the meeting and were concerned about the increase in traffic and the volume of customers that will be visiting the site on a daily basis.

It was suggested that the applicant provide a traffic study for the Board to review and determine if there would be any negative impact on the neighborhood.

It was also suggested that a sub-committee was formed to discuss this matter. This shall include a member of the Board, a member of the public and the Police Department.

The applicant shall choose from a list of consultants provided by the City of Lambertville to conduct the traffic study.

Mayor Nowick made a motion to grant a Conditional Use approval, based on the results of the traffic study. Paul Rotondi seconded the motion. A roll call vote in favor of the motion was taken by all members present. There were five affirmative votes and four opposing votes.  
**MOTION CARRIED.**

Mayor Nowick made a motion to close public comment. Councilman Stegman 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.

#### PUBLIC COMMENT

None.

#### PAYMENT OF BILLS

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

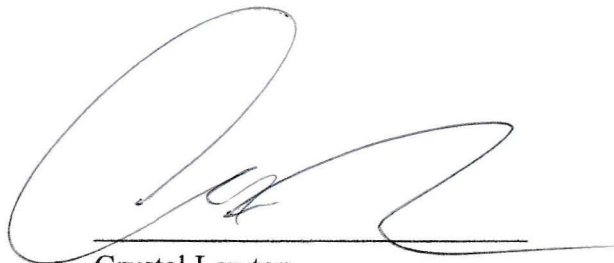
#### ADJOURNMENT

Mayor Nowick made a motion to adjourn the meeting at 12:30 am. Stephanie Moss seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

Respectfully submitted,



Board Chairman



Crystal Lawton  
Administrative Officer