

City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, June 5, 2019

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.

Roll Call

Mrs. Lawton called the roll as follows:

Present: John Miller, Filomena Hengst, Michelle Komie, Kevin Romano, Sarah Gold, Council President Asaro, Gina Fischetti and Paul Kuhl.

Absent: Mayor Fahl, Lester Myers and Elaine Clisham.

Also, in attendance: Attorney Timothy Korzun, Board Engineer Robert Clerico and Board Planner Emily Goldman were present at the meeting.

APPROVAL OF MINUTES – May 1, 2019

John Miller made a motion to approve the May 1, 2019 meeting minutes, with minor changes. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present and able to vote. Filomena Hengst and Michelle Komie were abstained from voting. MOTION CARRIED.

CERTIFICATION OF ABSENT BOARD MEMBERS

John Miller was absent from the April 3, 2019 meeting and has certified that he has listened to the entire recording. A signed affidavit was submitted.

Michelle Komie was also absent from the April 3, 2019 meeting and the May 1, 2019 meeting. She has also certified that she has listened to both recordings for each meeting date missed. A signed affidavit was submitted.

CONTINUANCE – Minor Subdivision and Site Plan Approval

14 Lambert Lane
Block 1034 Lot 5

The Board opened the meeting for the continued public hearing regarding the minor subdivision application. Mr. Shafkowitz was present and called the applicant, Louis Bodine to testify.

Mr. Korzun swore Mr. Bodine in as a witness.

An application was submitted for a minor subdivision to construct a two and a half story, two-unit structure, with an optional loft. Each unit will have three bedrooms and two full baths. The second bath will be located in the loft area of the structure.

Each unit is approximately 4,000 square feet with two car garages at the lower level. The width of each structure is twenty-four feet.

Mr. Bodine stated that he met with Brian from the Shade Tree Commission regarding the proposed trees to be removed for construction. They intend to remove a total of three trees. Two of the trees are located on the property and the other is a street tree.

Our ordinance states that any tree 12" or larger in diameter that is to be removed must be replaced with two additional trees on the site. The two cherry trees are street trees, however only one of them is 10" or less in diameter, the other is 12" in diameter, which means the larger of the two is included in the additional tree's the applicant must plant.

Ms. Goldman stated that she would recommend that at least four of the new trees being planted be located on the site at 14 Lambert Lane.

The next witness sworn in was Michael Galante, the applicant's planner. He advised the Board that he has reviewed the surrounding areas and determined that there are several uses within this area that consist of residential, mixed uses and commercial uses.

Mr. Galante addressed the question of constructing the units at the zero front yard set back and allowing access from Coryell Street. He stated that this would not be beneficial for the existing residents or for the occupants of the new lot.

The structure was designed to comply with flood regulations and that requires that the building be at least one-foot above base flood elevation. With that requirement restriction, the units were designed with the first level at eleven-feet in height.

However, the structure meets the City Ordinance for height restrictions and therefore a variance is not required.

Mr. Korzun asked if any consideration had been given to the possibility that the rail road will be operational in 2020. Mr. Galante stated that he had not included that in his review but that the rail road becoming functional again would have no impact on this project.

The building height in the front of the property will be slightly increased and the rear will be approximately thirty-two feet in height.

Piero Grimaldi, the applicant's architect was sworn in as an expert witness at the previous meeting.

Mr. Grimaldi stated that he met with neighbors and Ms. Goldman regarding the design of the structures and incorporated those changes into the revised plans.

Ms. Goldman suggested that the structures look more like separate units instead of one large dwelling. The architect removed one dormer and replaced with a different type of dormer.

Brick material will be used on the lower level of the dwellings on all four sides. The siding will be hardi-plank.

There was discussion on the possibility of relocating the exterior entrance to the inside of the garage and alleviating the need for an approximate thirteen-foot staircase to the side of the structure.

The Chairman opened the meeting up for public comment.

Mr. Green of Lambert Lane stated that the existing condos located on Lambert Lane were built in 1984 and had to follow the requirements for the flood zone. He also was concerned about the lack of sidewalk being proposed. However, it was noted that there is no existing sidewalk currently.

Jennifer of Lambert Lane commented on her concern regarding the soil testing and the professional on-site during excavation. She was also concerned about the removal of live trees.

Ms. Romero of Lambert Lane spoke about the use of the driveway for parking on Coryell Street. She stated that most of the space is used by out of towners and not by the residents. She stated that the driveway entrance for this project should be considered on Coryell Street and the building to be constructed at the set-back line.

She also stated that the size of the structure should be reduced to complement the surrounding properties.

Rachel Finkle of Lambert Lane stated that the height of the proposed structure is in-line with the neighbor's property. She also stated that the City should consider adjusting the Master Plan to incorporate the requirements of elevated structures located within the flood zone.

All public comments were closed.

The applicant requires two variances from the Board; Front Build Line and Building Mass. The Board decided to vote on the variances with two separate actions.

Front Build Line Variance:

John Miller made a motion to grant the variance for the Front Build Line. Kevin Romano seconded the motion. A roll call vote with five in favor and two opposing was taken by all members present. MOTION DEFEATED.

Building Mass Variance:

John Miller made a motion to grant the approval for the Building Mass variance. A roll call vote with one in favor and six opposing was taken. MOTION DEFEATED.

PUBLIC HEARING

Master Plan Re-Examination Report

Emily Goldman present a draft of the 2019 Master Plan R-Examination Report. This report was last done in 2009 and is required to be revised every ten years.

Some changes include expanding the Historic District, incorporation Housing Element and Redevelopment, the CRS program and the Flood Program.

There were suggestions from the Board of minor changes or alterations. Ms. Goldman stated she would make those changes.

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Council President Asaro made a motion to approve the re-examination report, with minor changes. Sarah Gold seconded the motion. A unanimous voice vote was taken by all members present. MOTION CARRIED.

RESOLUTION – TIME EXTENSION

31 Church Street / North Franklin Street
Block 1076 Lot 14
JMG Builders

The Board granted the applicant's request for a time extension for the previously approved resolution. It should be noted that this is the last time extension that the Board is willing to grant.

Council President Asaro made a motion to grant the time extension. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC COMMENT

NONE.

PAYMENT OF BILLS

John Miller made a motion to pay bills, so long as funding was available. Council President Beth Asaro seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

Council President Asaro made a motion to adjourn the meeting at 10:50 pm. John Miller seconded the motion. A unanimous voice vote of ayes was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,



Paul Kuhl
Chairman



Crystal Lawton
Administrative Officer