

City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, August 7, 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, Lester Myers, Kevin Romano, Paul Kuhl, Maddie Urbish and Mayor Fahl.

Absent: Sarah Gold, Council President Asaro and Gina Fischetti.

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

APPROVAL OF MINUTES – July 10, 2019

Filomena Hengst made a motion to approve the July 10, 2019 meeting minutes, with minor changes. Mayor Fahl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Lester Myers and Maddie Urbish were abstained from voting.
MOTION CARRIED.

RESOLUTION 12-2019 – Time Extension Request

10-12 McCready's Alley
Block 1076 Lots 4, 4.01 and 5
Funk n' Junk

John Miller made a motion to approve the resolution, as submitted. Mayor Fahl seconded the motion. A unanimous roll call vote in favor of the motion as taken by all members present. Maddie Urbish was abstained from voting.
MOTION CARRIED.

RESOLUTION 13-2019 – Final Site Plan Approval

JMG Builders
Church and North Franklin Street
Block 1076 Lot 14

John Miller made a motion to approve the resolution, as submitted. Mayor Fahl seconded the motion. A unanimous roll call vote in favor of the motion as taken by all members present. Maddie Urbish was abstained from voting.
MOTION CARRIED.

RESOLUTION 14-2019 – Site Plan Wavier and Sign Variance

239 North Union Street
Block 1005 Lot 17.01
Basil Bandwagon

Lester Myers made a motion to approve the resolution, as submitted. Michelle Komie seconded the motion. A unanimous roll call vote in favor of the motion as taken by all members present. Maddie Urbish was abstained from voting.
MOTION CARRIED

42 YORK STREET – MODIFICATIONS

42 York Street
Block 1026 Lot 9.01

The original approval for this project was approved in 2018. Since then, work has started on the site. It was recently brought to the Board attention that the Carriage House that was to be renovated due to the historic nature of the structure was demolished without obtaining approval from this Board.

The Board Secretary advised the applicant and its representatives of this and asked them to appear before the Board to discuss this matter.

Richard Mongelli, the applicant's attorney, was present at the meeting. Also, in attendance was Eric Decibus, the contractor for the Weinstein's.

Mr. Decibus described the condition of the structure once they started working. The existing roof beams were not built to support the slate roof. This caused damage to the structure and its stability.

Each piece of material was physically removed by hand by the contractors on site, in an attempt salvage as much of the materials as possible for future use with this project. The foundation has not changed since the demolition, with the exception of the addition, which was approved by the Board. New concrete was added on the existing footings where the garage doors were located.

He stated his intentions were to use as much of the existing materials, however, once they began work on the interior it was discovered that it was covered in black mold.

Mr. Ralph Finelli was sworn in as an expert witness. Mr. Finelli stated that they are still building the exact building that was approved by this Board with minor changes. They are unable to use the slate roof and will now be using metal. The posts were relocated to avoid rain run-off.

It was stated that the subdivision and easement deeds have been recorded with the County.

Several of the Board members felt like the original approval was based on testimony given by the applicant's professionals and the proposed preservation of the same, the subdivision, despite having no lot frontage, had merit. They voiced their concern with the lack of communication between the Board and the contractor regarding the changes made.

Mr. Decibus stated that he spoke with a member of the Historical Commission prior to the demolition and was advised that the building could come down. There is no documentation on this statement and Mr. Lou Toboz from the Historical Commission stated that was not the conversation that he had with the contractor.

Mayor Fahl stated that she felt the contractor satisfied the goals of the Boards discussion at the July meeting.

John Miller wanted to address the board again with his disappointment in how the application from 42 York Street handled the situation of the carriage house. Although he did state that the contractor did a nice presentation.

It was agreed that the Stop Work Order, issued by the Construction Office, could be lifted and work could begin again.

Lester Myers made a motion to approve the modifications as submitted. Mayor Fahl seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.
MOTION CARRIED.

VARIANCE AND CONDITIONAL USE

52 North Union Street
Block 1031 Lot 13
CBKB, LLC

The applicant requested to be carried to the September meeting.

PUBLIC COMMENT

None.

GENERAL BOARD BUSINESS

None.

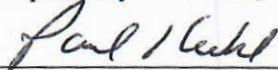
PAYMENT OF BILLS

Lester Myers made a motion to pay bills, so long as funding was available. Mayor Fahl seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.
MOTION CARRIED.

ADJOURNMENT

Lester Myers made a motion to adjourn the meeting at 9:05 pm. Kevin Romano seconded the motion. A unanimous voice vote was taken in favor of the motion by all members present.
MOTION CARRIED.

Respectfully submitted,



Paul Kuhl
Chairman



Crystal Lawton
Administrative Officer