

City of Lambertville  
Planning Board  
Regular Meeting Minutes  
Wednesday, September 4, 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, Michelle Komie, Lester Myers, Kevin Romano, Sarah Gold, Gina Fischetti, Paul Kuhl, Maddie Urbish and Mayor Fahl.

Absent: Filomena Hengst and Council President Asaro.

Also, in attendance: Alternate Board Attorney Stewart Palionis, Board Planner Emily Goldman and Alternate Board Planner Stan Slachetaka were present at the meeting.

**APPROVAL OF MINUTES – August 7, 2019**

Lester Myers made a motion to approve the August 7, 2019 meeting minutes, with minor changes. Kevin Romano 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.

**RESOLUTION 15-2019**

42 York Street  
Block 1026 Lot 9.01

The resolution was distributed to the Board Professionals and the applicant. There were minor changes to the original and all have been incorporated.

Lester Myers 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.  
MOTION CARRIED.

**VARIANCE AND CONDITIONAL USE**

52 North Union Street  
Block 1031 Lot 13  
CBKB, LLC

This application was deemed complete at the DRCC meeting and advertised for a public hearing.

The applicant appeared before this Board in October 2018 to seek approvals for the existing condition that were not officially approved by the City.

Some years back, this Board approved only specific uses for this property and any alteration to that use was required to return to the Board for approval. The applicant wanted approval for any permitted use within the Central Business District. This request was granted.

In addition, the applicant obtained approval for the second and third floors to be used as a two-bedroom apartment.

They have been unable to rent the apartment and are now seeking approval to maintain the current conditions as; commercial on the first level, non-residential on the second level and a one-bedroom apartment on the third level.

There is currently no available parking for this site. The parking requirement for this use would be a total of six spaces.

It should be noted that the current conditions of the building have been in effect for several years, although without proper approval up until last year, and have not had any issues with parking requirements.

Ms. Goldman advised the Board that the applicant has met all conditions of the conditional use requirements.

Mayor Fahl made a motion to grant the approval to maintain the existing conditions. Maddie Urbish seconded the motion. Unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

**RECOMMENDATION OF ORDINANCE # 19-2019**

Amend Zone Line Change and Zoning Map

The City Council introduced an ordinance to amend two residential properties on North Union Street, Block 1005 and Lots 25 and 26. The properties are currently located in the C-3 District at this time. Public notice was provided to property owners within 200' of each property.

One property owner is looking to make alterations to their property that include an addition. At this time, they are required to comply with the regulations of the C-3 District, which will cause them to seek additional variances and reliefs for any approval.

Ms. Goldman stated that the ordinance and the zone change is consistent with the Master Plan.

Lester Myers made a motion to recommend the City Council adopt resolution 19-2019. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. John Miller was recused from voting.

MOTION CARRIED.

**RECOMMENDATION OF ORDINANCE # 22-2019**

One New Inclusionary Overlay Zone

Ms. Goldman recused herself from this particular discussion because she lives within 200 feet of the property. In her place, was Stan Slachetaka, from T&M Associates to address the Board.

The new property being added to the Overlay Zone is 7 Delevan Street, Lambertville NJ. The current building is unoccupied and was previously an auto parts store.

A proposal was discussed to develop the area to include a three-story structure with non-residential on the first level and a total of eight residential apartments on the second and third levels.

This proposal will assist with the City's Affordable Housing requirements. One of the eight units will be dedicated to affordable housing.

The proposal is consistent with the Housing Element and Master Plan.

There were some questions from the Board members about the ability to accommodate that many units on such a small lot. Mayor Fahl advised the members that the approval of this ordinance does not mean a developer is exempt from approvals from the City.

This concept was discussed by members of the City on several occasions and this was the most suitable outcome.

Lester Myers made a motion to recommend that the City Council adopt ordinance # 22-2019. John Miller seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

**PUBLIC COMMENT**

None.

**GENERAL BOARD BUSINESS**

Mayor Fahl announced that the City will be releasing the first newsletter shortly, "Lambertville Matters".

The newsletter will provide information on the Boards and Commissions activities.

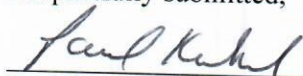
**PAYMENT OF BILLS**

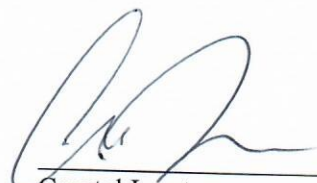
Mayor Fahl made a motion to pay bills, so long as funding was available. Lester Myers seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

**ADJOURNMENT**

Lester Myers made a motion to adjourn the meeting at 7:46 pm. John Miller seconded the motion. A unanimous voice vote was taken in favor of the motion by all members present.  
MOTION CARRIED.

Respectfully submitted,

  
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Paul Kuhl  
Chairman

  
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Crystal Lawton  
Administrative Officer