



City of Lambertville  
 18 York Street, Lambertville NJ 08530  
 Phone: (609) 397-0803 ~ Fax: (609) 397-2203  
 Email: [construction@lambertvillenj.org](mailto:construction@lambertvillenj.org)

Planning & Board of Adjustment Application

Application Date: January 2020 Block: 1053 Lot: 2 and 3  
 Fees Paid: Application: \$ 2,000 Ck #: \_\_\_\_\_  
 Escrow: \$ 2,900 Ck #: \_\_\_\_\_  
 Application Address: 65 Wilson Street

<u>APPLICATION TYPE:</u>	<u>FEE</u>	<u>ESCROW</u>
<input type="checkbox"/> Appeal	\$ _____	_____
<input type="checkbox"/> Request for Zoning Interpretation	_____	_____
<input type="checkbox"/> Hardship / Bulk Variance	_____	_____
<input type="checkbox"/> Use Variance	_____	_____
<input type="checkbox"/> Conditional Use Permit	_____	_____
<input type="checkbox"/> Conceptual Review	_____	_____
<input type="checkbox"/> Minor Subdivision	_____	_____
(Total # of Lots _____)		
<input type="checkbox"/> Preliminary Site Plan	_____	_____
(_____ S.F. Improvements)		
<input checked="" type="checkbox"/> Preliminary Major Subdivision	<u>2,000</u>	<u>2,900</u>
(Total # of Lots <u>9</u> )		
<input type="checkbox"/> Final Site Plan	_____	_____
(_____ S.F. Improvements)		
<input type="checkbox"/> Final Major Subdivision	_____	_____
(Total # of Lots _____)		
<input type="checkbox"/> General Development Plan	_____	_____
<input type="checkbox"/> Re-Submittal	_____	_____
<input type="checkbox"/> Other: _____	_____	_____
<b>Total Amount Paid:</b>	<u>2,000</u>	<u>2,900</u>

Planning Board meets the first Wednesday of every month at 7:00 pm  
 Zoning Board meets the last Thursday of every month at 7:30 pm  
 (Unless otherwise noticed)  
 Both meetings are held at the  
 Justice Complex, 25 South Union Street, Lambertville NJ 08530

City of Lambertville  
18 York Street, Lambertville NJ 08530  
Phone: (609) 397-0803 ~ Fax: (609) 397-2203  
Email: [construction@lambertvillenj.org](mailto:construction@lambertvillenj.org)

Planning & Board of Adjustment Application

Name of Owner: Young Men's Athletic Club, A Non-Profit Civic Association  
Address: c/o Rick Anthes  
20 Eljan Drive, Doylestown PA 18901  
Telephone: ( ) 609-204-4617 Email: ranthesr@gmail.com

*I have reviewed this application & accompanying documentation & consent to filing of the same with the City of Lambertville Planning Board / Zoning Board*

*Posyudi Benob* 1/11/2020  
*Owner's Signature* *Date*

Name of Applicant (if different from owner): 65 Wilson, Lambertville LLC  
Address: 29 Emmons Drive  
F40, Princeton, NJ 08540  
Telephone: ( ) 609-921-8844 Email: bbarish@cpnrealestate.com  
*[Signature]*  
*Applicant's Signature*

Name of Attorney: Richard Mongelli, Esq.  
Address: 21-2 Bridge Street  
Lambertville, NJ 08530  
Telephone: ( ) 732-261-0884 Email: rich@mongellilaw.com

Name of Engineer: Mitchell Ardman, The Reynolds Group, Inc.  
Address: 575 Route 28, Suite 110  
Raritan, NJ 08869  
Telephone: ( ) 908-722-1500 Email: mardman@reynoldsgroup.com

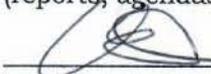
Name of Applicant's Agent: Richard Mongelli, Esq.  
Address: 21-2 Bridge Street  
Lambertville, NJ 08530  
Telephone: ( ) 732-261-0884 Email: rich@mongellilaw.com

Planning Board meets the first Wednesday of every month at 7:00 pm  
Zoning Board meets the last Thursday of every month at 7:30 pm  
(Unless otherwise noticed)  
Both meetings are held at the  
Justice Complex, 25 South Union Street, Lambertville NJ 08530

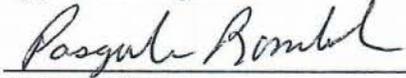
City of Lambertville  
 18 York Street, Lambertville NJ 08530  
 Phone: (609) 397-0803 ~ Fax: (609) 397-2203  
 Email: [construction@lambertvillenj.org](mailto:construction@lambertvillenj.org)

**Planning & Board of Adjustment Application**

I do hereby appoint Richard Mongelli, Esq. to perform all duties as maybe required to  
Agent's Name (please print)  
 Prosecute this application before the designated agencies & departments of the City. I do further acknowledge my agent will be the sole recipient of all documentation (reports, agendas, etc.) produced by the City of Lambertville with regard to this matter.

  
 \_\_\_\_\_  
 Applicant's Signature

1/14/2020  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Owners' Signature

1/11/2020  
 \_\_\_\_\_  
 Date

=====  
Property Information

Zoning District: R-2 Tax Map: Page: \_\_\_\_\_ Block 1053 Lot: 2 and 3

Present use of Property: Young Men's Athletic Club building

Property Dimensions, etc.:

	Minimum <u>See</u>	Actual <u>Schedule</u>	Proposed <u>A attached</u>
Lot Area	_____	_____	_____
Lot Width at Street	_____	_____	_____
Lot Width of Setback Line	_____	_____	_____
Lot Depth	_____	_____	_____
Front Setback	_____	_____	_____
Left Side Setback	_____	_____	_____
Right Side Setback	_____	_____	_____
Rear Yard Setback	_____	_____	_____
Maximum Bldg Height	_____	_____	_____
Structures, Blacktop & Other Coverage (SF)	_____	_____	_____
Lot Coverage %	_____	_____	_____

1. Is the property a corner lot?  
No
2. Date this Applicant acquired the property or an interest in the property:  
under contract

Planning Board meets the first Wednesday of every month at 7:00 pm  
 Zoning Board meets the last Thursday of every month at 7:30 pm  
 (Unless otherwise noticed)  
 Both meetings are held at the  
 Justice Complex, 25 South Union Street, Lambertville NJ 08530

Schedule A

**ZONING REQUIREMENTS:**

R-2 RESIDENTIAL BULK REQUIREMENTS - Semi-Detached Residence

DESCRIPTION	REQUIRED (R-2)	PROPOSED LOT 2.01	PROPOSED LOT 2.02	PROPOSED LOT 2.03	PROPOSED LOT 2.04	PROPOSED LOT 2.05	PROPOSED LOT 2.06	PROPOSED LOT 2.07	PROPOSED LOT 2.08	PROPOSED LOT 2.09
MINIMUM LOT AREA	1,875 S.F.	2,495 S.F.	1,920 S.F.	2,274 S.F.	2,396 S.F.	2,473 S.F.	2,550 S.F.	2,627 S.F.	2,704 S.F.	4,482 S.F.
MINIMUM LOT FRONTAGE	25 FT.	46.6 FT.	25.0 FT.	48.0 FT.						
MINIMUM LOT WIDTH @ BUILDING LINE	25 FT	45.7 FT	25.0 FT	45.2 FT						
MAXIMUM BUILDING COVERAGE	60%	34.2%	43.6%	40.1%	38.1%	36.9%	35.8%	34.7%	33.7%	21.3%
MAXIMUM LOT COVERAGE ①	80%	40.0%	51.6%	51.2%	46.8%	50.5%	49.0%	47.5%	46.2%	29.0%
FRONT YARD SETBACK	0 FT.	3.3 FT.	15.0 FT.	15.0 FT.	15.0 FT.	15.0 FT.				
SIDE YARD SETBACK (ONE)	0 FT.	0 FT.	0 FT.	0 FT.	0 FT.	0 FT.	0 FT.	0 FT.	0 FT.	5.0 FT.
SIDE YARD SETBACK (BOTH)	5 FT.	16.6 FT.	5.0 FT.	5.0 FT.	5.0 FT.	5.0 FT.	5.0 FT.	5.0 FT.	5.0 FT.	20.3 FT.
REAR YARD SETBACK	15 FT.	15.2 FT.	16.9 FT.	26.7 FT.	37.7 FT.	29.8 FT.	32.2 FT.	35.9 FT.	38.3 FT.	42.0 FT.
MAXIMUM BUILDING HEIGHT	40 FT/3 STORIES	<40 FT.								
ACCESSORY BUILDING										
FRONT YARD SETBACK	Not Permitted	N/A								
SIDE YARD SETBACK	0 FT.	N/A								
REAR YARD SETBACK	3 FT	N/A								
MAXIMUM BUILDING HEIGHT	12 FT	N/A								

① DOES NOT INCLUDE REAR DECK

City of Lambertville  
18 York Street, Lambertville NJ 08530  
Phone: (609) 397-0803 ~ Fax: (609) 397-2203  
Email: [construction@lambertvillenj.org](mailto:construction@lambertvillenj.org)

### Planning & Board of Adjustment Application

3. The Zone in which the property is located:  
R-2
4. Acentage of entire tract:  
0.549
5. Is the property located:
- On a County Road?  Yes  No
- Within 200 feet of a Municipal Boundary?  Yes  No
- Located on a State Highway?  Yes  No
6. Are there any existing or proposed deed restrictions, easements, right of ways or other dedication? \_\_\_\_\_ Yes  No (if yes please attach a copy)
7. Has this property been subject of any prior approvals or denials by the Planning Board of Board of Adjustment? \_\_\_\_\_ Yes  No (if yes, please specify)

What special reasons support the granting of the variance, if applicable?

n/a

Description of approval being requested:

Applicant seeks approval of a preliminary major subdivision application for a nine-lot subdivision.

Please list requests for waivers of submission of documents and the reasons therefore:

Checklist Item 23 (features within 50 feet provided rather than 200 feet)

Checklist Item 17(e) (topo within 50 feet provided rather than 200 feet)

Planning Board meets the first Wednesday of every month at 7:00 pm  
Zoning Board meets the last Thursday of every month at 7:30 pm  
(Unless otherwise noticed)  
Both meetings are held at the  
Justice Complex, 25 South Union Street, Lambertville NJ 08530