

City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, April 6, 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
This meeting is being recorded digitally.

ROLL CALL

Mrs. Lawton called the roll as follows:

Present -

John Miller, Stephanie Moss, Paul Rotondi, Kevin Romano, Matt Blake, Councilman Stegman, Paul Kuhl and Mayor Nowick.

Also Present - Robert Jordan, Kate Millsaps and Marleina Ubel.

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

In addition, the alternate Planner, Greer Patras, was also present.

APPROVAL OF MINUTES

February 23, 2022 & March 2, 2022

No action was taken.

RESOLUTIONS

The resolutions for the retail cannabis approvals and 7 Delevan Street were carried to the next meeting.

No action was taken.

RESOLUTION - Area in Need of Redevelopment

Village Apartments

295 North Main Street

Block 1004 Lot 3

The meeting was opened for public comment.

Matt Blake made a motion to close public comment. Kevin Romano seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

Matt Blake made a motion to approve the resolution, as submitted. John Miller seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

RESOLUTION - Area in Need of Redevelopment, Preliminary Investigation

Closson Property
260 North Main Street
Block 1002 Lot 41

Emily Goldman briefly discussed the need for a preliminary investigation into the redevelopment of this property. She stated that the majority of the property is preserved and in a low density zone. There are currently two principal dwellings that have been previously approved on the property. There is also an existing and approved Farm Market, as well as a greenhouse.

A public hearing will be scheduled for the May 4, 2022 Planning Board meeting.

At this time, the meeting was opened for public comment.

Judy Gleason, North Union Street - asked about affordable housing plans.

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

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

PUBLIC HEARING

7 Delevan Street
Block 1028 Lot 20
Final Major Subdivision & Site Plan Approval

Stephanie Moss and Kevin Romano recused themselves from this application.

The Board was made aware of a possible dispute regarding the survey submitted by the applicant. Mr. Mongelli stated he reviewed the concerns and compared the survey with what was submitted and satisfied that the applicant has complied with the necessary submittals. Mr. Mongelli stated that the survey submitted by the applicant was done in 2020 and the board has accepted this document as part of the record.

Doug Rossino's office also reviewed the document of the new survey of the neighbor at 20 Clinton Street.

John Flynn of Clinton Street was sworn in for testimony. Mr. Flynn stated that he submitted the survey on behalf of his neighbor and personally measured the property lines and found discrepancies.

The Board felt that they were in a position to move forward with the hearing, after discussions regarding the new survey.

Mr. Finelli submitted updated plans that remove the built-in waste receptacle enclosures. A fence with a gate will be installed along Delevan Street on the rear of the buildings.

The receptacles will stack eight on Clinton Street and on Delevan Street they will be brought to the curb on scheduled pick up days.

Covenants and restrictions have been drafted. This agreement states that the waste receptacles are not permitted to be stored in the front of the property and they must be kept in the rear yard only.

The removal of the loading zone will require City Council approval. The Board is also asking for a structural engineer to evaluate the structure to determine its stability.

At this time, the meeting was opened for public comment.

Stephanie Moss - asked about trees being removed, a new landscape plan, requiring a concrete area in the rear of the units so that the receptacles don't drag dirt to the streets. The applicant is willing to replace trees if they are removed.

Judy Gleason - commented that no new parking has been created with this project.

Cynthia Yahn - asked about the procedure process.

Paul Rotondi inquired about the possibility of ground coverage at the rear of the property such as sidewalks.

Based on the discussion above, the applicant will need to revise the plans and submit to the Board Professionals for review.

Paul Rotondi made a motion to approve the changes proposed, with the conditions imposed. Matt Blake seconded the motion. A unanimous roll call vote was taken by all members present. MOTION CARRIED.

GENERAL BOARD BUSINESS

Emily Goldman briefly discussed the need for the City to implement an ordinance regarding EV charging stations. Updates will be forthcoming.

PUBLIC COMMENT

None.


PAYMENT OF BILLS

John Miller made a motion to pay bills, so long as funding was available. Councilman Stegman seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

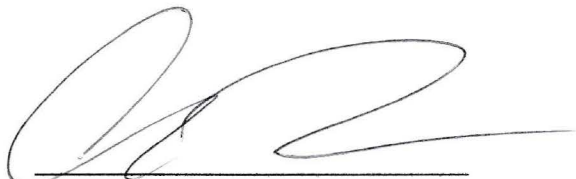
ADJOURNMENT

Stephanie Moss made a motion to adjourn the meeting at 8:40 pm. Matt Blake 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
Paul Kuhl



Crystal Lawton
Administrative Officer