

City of Lambertville
Planning Board
Regular Meeting Minutes
Wednesday, May 4, 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 www.lambertvillenj.org. This meeting is being recorded digitally.

ROLL CALL

Mrs. Lawton called the roll as follows:

Present - Stephanie Moss, Paul Rotondi, Kevin Romano, Matt Blake, Marleina Ubel
Councilman Stegman, Paul Kuhl and Mayor Nowick.

Absent - John Miller, Robert Jordan and Kate Millsaps.

Also Present - Board Attorney Evan Crook and Board Planner Emily Goldman.

APPROVAL OF MINUTES

February 23, 2022

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

APPROVAL OF MINUTES

March 2, 2022

Matt Blake made a motion to approve the minutes, as submitted. Mayor Nowick seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Paul Rotondi abstained from voting.

APPROVAL OF MINUTES

April 6, 2022

Mayor Nowick made a motion to approve the minutes, as submitted. Matt Blake seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Marleina Ubel abstained from voting.

RESOLUTIONS

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

No action was taken.

PUBLIC HEARING - Area in Need of Redevelopment, Preliminary Investigation

Closson Property
260 North Main Street
Block 1002 Lot 41

Emily Goldman addressed the Planning Board members on her findings at 260 North Main Street, known as the Closson Property.

The City acquired this property in 2021 and Ms. Goldman has conducted a preliminary investigation into the redevelopment of this property.

Ms. Goldman stated that in order for an area to be deemed as redevelopment, you must meet one of eight statutory criteria.

Ms. Goldman based her findings on the following criterias;

Criteria C, *Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved land that has remained so for a period of ten years prior to adoption of the resolution, and that because of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.*

Criteria D, *which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. which allows redevelopment if the buildings on the property are in need of major improvements, the property is a hazard to the safety and health of the surrounding community.*

Although the property is not located in the Historic District, it is considered to be a contributing property because the stone building on the property has historic meaning.

In designating this property as an area in need of redevelopment, the City can begin to mitigate the Storm Water Management issues that currently exist on this property.

Matt Blake questioned several of the criteria items in Criteria D. He stated that he doesn't feel the property is in disarray or dilapidated. By deeming criteria D, in its entirety, a reason for granting approval of the redevelopment, it may be setting a precedent for future properties within the City of Lambertville.

Mayor Nowick commented that the major concern is finding a way to prevent stormwater runoff, not only on this property but other properties within the City.

The suggestion was made to grant the approval for the Area in Need of Redevelopment, based on Criteria C and Criteria D-for the purpose of stormwater management only.

No one from the public was present at the meeting.

Stephanie Moss made a motion to approve the Area in Need of Redevelopment. Paul Rotondi seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

GENERAL BOARD BUSINESS

Marleina Ubel made a suggestion that the Board no longer require applicants to provide hard copies for each member of the Board. She stated that receiving the documents through a google link is sufficient.

Some board members would still like hard copies of the plans submitted, so it was decided that applicants will only be required to submit five hard copies of any plans.

Matt Blake made a comment that maybe the City should be proactive with the incoming cannabis businesses and erect signs stating that public consumption is not permitted.

PUBLIC COMMENT

None.

PAYMENT OF BILLS

Paul Rotondi made a motion to pay bills, so long as funding was available. Matt Blake seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

ADJOURNMENT

Mayor Nowick made a motion to adjourn the meeting at 7:57 pm. Stephanie Moss 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