

City of Lambertville  
Planning Board  
Regular Meeting Minutes  
Wednesday, May 18, 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](http://www.lambertvillenj.org). This meeting is being recorded digitally.*

## ROLL CALL

Mrs. Lawton called the roll as follows:

Present - Stephanie Moss, Paul Rotondi, Matt Blake, Marleina Ubel, Bob Jordan, Kate Millsaps, Councilman Stegman, Paul Kuhl and Mayor Nowick.

Absent - John Miller and Kevin Romano.

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

## APPROVAL OF MINUTES

May 4, 2022

Paul Rotondi made a motion to approve the minutes, as submitted. Mareleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Bob Jordan and Kate Millsaps abstained from voting. MOTION CARRIED.

## APPROVAL OF RESOLUTION

7 Delevan Street  
Block 1028 Lot 20

Paul Rotondi made a motion to approve the resolutions, as submitted. Matt Blake seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Paul Rotondi abstained from voting and Stephanie Moss recused herself from voting.

APPROVAL OF RESOLUTION

10-12 Church Street  
Baked by the River

Mayor Nowick made a motion to approve the resolutions, with minor changes. Bob Jordan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

APPROVAL OF RESOLUTION

80 Lambert Lane  
Jersey Girlz

Matt Blake made a motion to approve the resolutions, as submitted. Bob Jordan seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Stephanie Moss, Paul Rotondi and Marleina Ubel all abstained from voting. MOTION CARRIED.

APPROVAL OF RESOLUTION

204 North Union Street  
Union Chill

Bob Jordan made a motion to approve the resolutions, as submitted. Kate Millsaps seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. Marleina Ubel and Mayor Nowick abstained from voting. MOTION CARRIED.

PUBLIC HEARING -

12-14 Coryell Street  
Block 1030 Lot 11  
Amended Site Plan Approval

The applicant, Kelly Sullivan, submitted an application for an amendment to the Site Plan approval previously received. The plans were for modifications to the facade of the building that were not available at the time of her original application.

There were additional items shown on the plans that included a banner sign and additional seating, however, the applicant has agreed to withdraw those requests at this time and agreed to cap the number of seats to seventy-seven. In doing so, this has removed the need for additional parking relief. Ms. Sullivan will appear before the board once again if she intends to erect the banner signs in the future.

The changes to the facade are similar to the original front of the building, including columns, scalloped canopy and the old ticket booth will not be used as an entrance to the building.

Michael Farewell, the applicant's architect, was sworn in to testify. He advised the board that the mechanical equipment enclosure has been relocated to the center of the roof and is less visible from the street.

There were concerns about the noise level of the mechanical equipment and it was suggested that the applicant provide sound proofing around the unit. Marleina Ubel stated that since the applicant is purchasing a unit that was manufactured to create as less noise as possible, that she didn't feel the applicant should be obligated to provide additional materials.

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

Erica Edwards, an attorney for the owners at 16 Coryell Street - Requesting that the mechanical unit be relocated, as the proposed location would be outside the bedroom of the owners of 16 Coryell Street.

Lita Sands - 16 Coryell Street - Asked that the mechanical unit be relocated closer to the west to avoid any noise

There were many residents who were concerned about the increase in traffic and loss of parking spaces.

Mayor Nowick stated that the proposed changes to the facade of the building look great and he is pleased with the outcome. Councilman Stegman agreed.

Mayor Nowick made a motion to close public comment. Marleina Ubel seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

As a condition of Amended Site Plan Approval, the applicant will provide updated plans that show the removal of the banner, the total number of seats to be seventy-seven and relocate the mechanical unit to the western side of the building.

Marleina Ubel made a motion to approve the Amended Site Plan, with conditions listed above. Paul Rotondi seconded the motion. A roll call vote in favor of the motion was taken by all members present. Eight members voted in the affirmative and one member opposed. MOTION CARRIED.

## GENERAL BOARD BUSINESS

Emily Goldman advised the Board that this would be her last meeting she would be attending before she goes out on maternity leave. Several people from her office will be handling things while she is out.

## PUBLIC COMMENT

Carolyn Buckley, Lambert Lane - Wanted the board to be aware that parking and traffic are becoming a big concern and that the City may need to look further into how to mitigate future developments.

## PAYMENT OF BILLS

Paul Rotondi 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

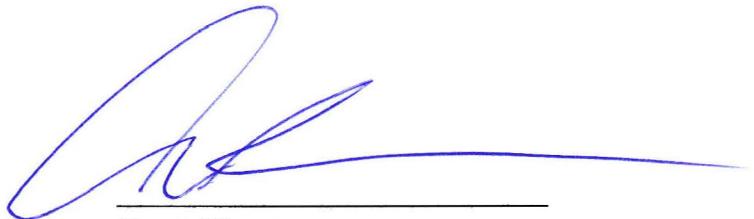
Mayor Nowick made a motion to adjourn the meeting at 8:29 pm. Stephanie Moss seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

Respectfully submitted,



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Board Chairman  
Paul Kuhl



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Crystal Lawton  
Administrative Officer