



## STAFF REPORT

**DRCC #:** 26-2634C

**DATE:** March 17, 2026

**PROJECT NAME:** 47 Bridge Street -- Ductless Heat Pump Installation

**Latest Submission Received:** March 17, 2026

**Applicant:**

Faith 47, LLC  
 113 Pinewood Circle  
 New Hope, PA 18938  
[ncontey@felift.com](mailto:ncontey@felift.com)

**Agent:**

Custom Cooling Services, LLC  
 P.O. 457  
 Stockton, NJ 08559  
[info@customcoolingservices.com](mailto:info@customcoolingservices.com)

**Project Location:**

Road	Municipality	County	Block(s)	Lot(s)
47 Bridge Street (N.J. State Highway Route No. 179)	Lambertville City	Hunterdon	1042	3

**Jurisdictional Determination:**

Zone A	Minor	Nongovernmental
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**Subject to Review for:**

Drainage	Visual	Traffic	Stream Corridors
	X		

**Documents Received:** Application received January 8, 2026; Site photographs (2 pages) received January 20, 2026.

**THIS STAFF REPORT IS ISSUED AS A GUIDE TO APPLICANTS IN COMPLYING WITH DRCC REGULATIONS. IT IS NOT AN APPROVAL. NO CONSTRUCTION SHALL BEGIN UNTIL A CERTIFICATE OF APPROVAL HAS BEEN ISSUED.**

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**The application is complete and shall be presented to the Commission for their action with a staff recommendation of approval at the April 15, 2026, meeting based upon the following analysis:**

**Existing Conditions:** The project site is a 2,966 square-foot (0.07 acre) lot located on the southerly side of Bridge Street in the City of Lambertville, Hunterdon County, approximately 428 feet northeast of the Delaware and Raritan Canal and within Commission Review Zone A. The project area is bounded by commercial developments, several of which occupy former residences, to the east and west fronting upon Bridge Street, a substantial House of Worship directly opposite the site to the north, and residential developments fronting upon Ferry Street to the south.



In the existing condition, the site consists of a three-story, brick with stucco façade building constructed in 1869 in the 19<sup>th</sup> century vernacular style with Italianate influences. In the existing condition the first floor is occupied by a restaurant, while the second and third floors consist of two apartment dwelling units, respectively.

The Commission issued a certificate of approval for a project to construct a two-story, 625 square-foot addition to the rear of the building in 2000 (DRCC #00-2634). The Commission subsequently issued a certificate of approval for the replacement of the building's stucco exterior and alterations to the façade in 2023 (DRCC #23-2634A). In 2024 the Commission issued a General Permit No. 1 for the in-kind replacement of the building's bracket suspended sign (DRCC #24-2634B).

**Proposed Project:** The applicant proposes to install a total of three multizone ductless heat pumps on brackets attached to the south and east elevations of the building. The project would not result in the creation of any impervious surface coverage or land disturbance.

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**Stream Corridor:** There are no streams or mapped watercourses on the project site, the nearest being Swan Creek, a tributary of the Delaware River which runs beneath the canal, located approximately 385 feet to the south. Therefore, the project is not subject to stream corridor impact review pursuant to N.J.A.C. 7:45-9.1(a).

**Stormwater Runoff & Water Quantity:** The project does not propose an increase in impervious surface coverage. Therefore, the proposed project is not subject to stormwater runoff and water quality impact review pursuant to N.J.A.C. 7:45-8.

**Visual, Historic & Natural Quality Impact:** N.J.A.C. 7:45-10.2(a) directs that the Commission shall review all projects in Zone A to determine if the project is in accord with the goals for the Delaware and Raritan Canal State Park as defined in the park's Master Plan. The visual, historic, and natural quality impact review is intended to assure that development within Zone A is not harmful to the character of the environmental types identified in the Master Plan as comprising the park.

The project is located in an "Urban" canal environment as described in the Master Plan. The Urban canal environment name is characterized at N.J.A.C. 7:45-10.2(a) by the enclosure of the canal by dense development. The Master Plan states at Page 14 that goals for this section of the canal in the City of Lambertville are the completion of the multi-use trail and the placement of trees and shrubbery for definition and privacy. Therefore, nothing with respect to the proposed heat pumps are incompatible with the Master Plan.

The provisions of N.J.A.C. 7:45-10.3(a) and (b), respectively, which discourage projects within certain portions of Review Zone A and authorize the Commission to require specific compensatory measures that mitigate the project's potential for harmful impact on the park as a condition of approval, are inapplicable to the proposed project, which is located in an Urban canal environment.

N.J.A.C. 7:45-10.4(a) directs that the projects in Review Zone A shall be set back from the Delaware and Raritan Canal State Park sufficiently far so that the winter visual and natural quality of the park are not adversely affected. In Urban canal environments, there are no minimum setbacks except as may be prescribed by municipal ordinances. The project is, therefore, in compliance with this requirement.

N.J.A.C. 7:45-10.4(b) directs that projects in Review Zone A shall maintain a reasonable height and scale relationship to nearby structures or vegetation. In the Urban canal environment, the height of structures may vary according to the height of existing structures that have a visual relationship to the proposed structure. The heat pump installation does not propose to alter the height of the existing building. Therefore, this requirement is inapplicable to the proposed project.

N.J.A.C. 7:45-10.4(c) directs that for projects in Review Zone A, the exterior appearances of a project shall be in keeping with the character of the Delaware and Raritan Canal State Park's individual environments. Specifically, proposed building colors shall harmonize with the man-made or natural surroundings of the project and shall be typical of colors found in the park environment. Proposed building materials and textures shall harmonize with the surrounding man-made and natural materials.

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The applicant proposes the installation of three Carrier Infinity® 37 MGHA ductless heat pump units. The units are constructed of heavy-gauge galvanized steel with a baked-on enamel finish. The heat pumps would be white in color.



Commission staff therefore determines that the proposed heat pump materials and colors are typical of the built environment of the City of Lambertville, and that the project is in compliance with this requirement.

The provisions of N.J.A.C. 7:45-10.4(d)1, which direct that for projects in Review Zone A, electric, telephone, cable television, and other such lines and equipment shall be underground or otherwise not visible from the Delaware and Raritan Canal State Park, are inapplicable to the proposed project.

N.J.A.C. 7:45-10.4(d)2 directs that exposed storage areas, out-buildings, exposed machinery service areas, parking lots, loading areas, utility buildings, and similar ancillary areas and structures shall either be completely concealed from view from the Delaware and Raritan Canal State Park or designed to minimize their visual impact on the park. The proposed heat pumps would be attached to the rear and east elevations of the building. The rear elevation is not visible from the Delaware and Raritan Canal State Park due to several intervening structures. The ductless heat pumps that are proposed to be installed on the east elevation would be completely concealed from the park by the project building. Therefore, the project is in compliance with this requirement.

The provisions of N.J.A.C. 7:45-10.4(d)3 and 4, which regulate the dimensions and location of commercial signs or outdoor advertising structures, are inapplicable to the proposed project, which proposes no signage.

N.J.A.C. 7:45-10.4(d)5 directs that wherever possible, natural terrains, soils, stones, and vegetation should be preserved, and that new vegetation, stones, and soils should be native to the environment in which they are placed. The applicant proposes no new landscaping

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or the removal of any existing landscaping. This requirement is, therefore, inapplicable to the proposed project.

N.J.A.C. 7:45-10.4(d)6 directs that projects located in any officially designated Federal, State or local historic district or site shall be assessed for their impact upon that district or site. Recommendations to avoid, minimize, and/or mitigate the impacts of a project on a listed property shall be made in consultation with the New Jersey Historic Preservation Office (SHPO) and based upon the United States Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

As noted hereinabove, the project area is located within the boundaries of the Lambertville Historic District, which generally encompasses the area from Delaware River to N.J. State Highway Route No. Route 29 and N.J. State Highway Route No. 179 (Bridge Street); and from north of Cherry Lane to south of Weeden Street and was added to the National and State Registers of Historic Places in 1983. However, the building itself is not individually listed on either register.

As noted above, the building is a three-story brick and stucco structure constructed in 1869 in the Italianate Style. The Italianate style was a distinct 19th century phase in the history of Classical architecture. Like Palladianism and Neoclassicism, the Italianate style drew its inspiration from the models and architectural vocabulary of 16<sup>th</sup> century Italian Renaissance architecture, synthesizing these with the aesthetics of the Picturesque movement, which preferred asymmetry, variety, and natural landscaping to the more rigid and proportional classical styles. This flexibility allowed the Italianate Style to be applied to a wide variety of buildings, ranging from country estates to middle class rowhouses. Italianate architecture was made popular in America through pattern books written by well-known designers like Andrew Jackson Downing and Calvert Vaux and was employed on buildings in the City of Lambertville throughout the 19<sup>th</sup> century.

The 1982 Delaware and Raritan Canal State Park Historic Structures Survey notes that the building is architecturally significant, being a notable example of a large commercial building that features an ornate cornice, which consists of large brackets with a series of small decorative arches in between. The survey notes that the original integrity of the building had been compromised by latter alterations, such as the store windows, shed roof, and the existing stucco, which obscured the details of the window surrounds and lintels of the upper floor windows (see present day and circa 1900 images below). However, despite these alterations, the survey concluded that the structure nevertheless adds to the 19<sup>th</sup> century ambiance of the city.

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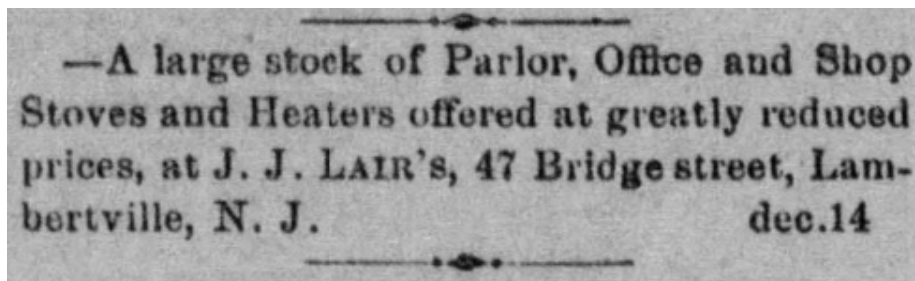
(Present)



(circa 1900)

(Image courtesy of Lambertville Historical Society)

The building also possesses some associations with Lambertville's history. It was built by the locally prominent builder Cornelius Arnett, and initially was operated as a retail establishment engaged in the sale of parlor stoves, gutters, holloware and tinware (See [Lambertville Record](#) advertisement from 1872 below).



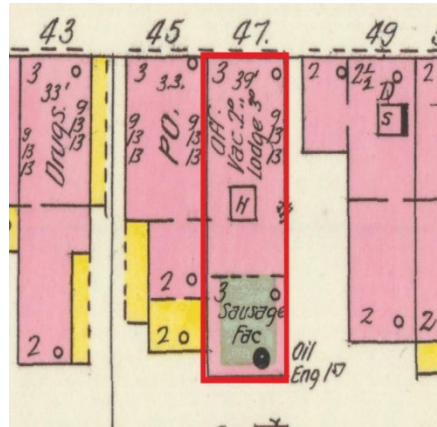
The store's owner, Jacob Johnson Lair (1836-1885), was married to Arnett's daughter Victoria. Lair served as a soldier in the 15<sup>th</sup> New Jersey Volunteer Infantry Regiment and served in the Eastern Theater of the Civil War, ultimately rising to the rank of Second Lieutenant. He was wounded in the shoulder at the Battle of Spotsylvania in 1864, which was sufficiently serious to qualify him for a \$4.00/month State pension in 1879. Sanborn Insurance Company maps from the year of Mr. Lair's death show the building being used as a store for "stoves and tinware."

The image above from the early 20<sup>th</sup> century shows the first floor of the building being used as the office for business dealing in coal, wood, and ice, while the sign for the third floor indicates that it was used as a "lodge." This corresponds with the 1902 Sanborn map, which also noted that the rear of the first floor housed a sausage factory. By 1912 the Sanborn map indicates that the first floor of the building was used as a tobacconist shop, while the second and third floors were used as a school.

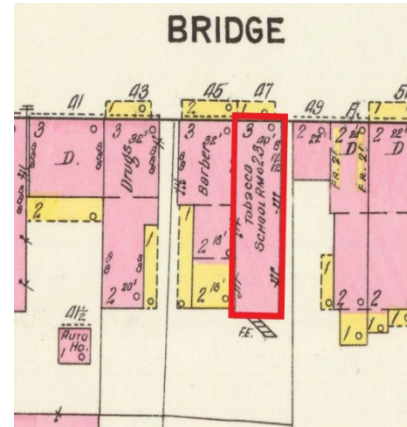
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(1902)



(1912)

In the 1930s, the store was converted to use as a restaurant/confection shop, known as the “Sugar Bowl.” Later the building operated as the “Chocolate Shop” before eventually operating for many decades as Sneddon’s Luncheonette.

With respect to impacts to the Lambertville Historic District, Commission staff observes that ductless heat pumps (known commonly as “mini-splits”) are a HVAC technology that has grown in popularity in recent years. They are energy-efficient (often ENERGY STAR® certified) when compared with traditional systems, and can provide targeted heating and air conditioning with zone control, without the need for extensive ductwork retrofitting. Commission staff observes that the Commission has approved numerous examples of traditional HVAC systems are air conditioner condenser installations for single-family residences since 2009 using a General Permit No. 2. However, in this case a general permit could not be used, since the building is a mixed-use structure and not a single-family residence (See N.J.A.C. 7:45-6.2(a)).

Therefore, given the foregoing, Commission staff determines that further consultation with SHPO is not warranted in this case, and with the positive finding from the Lambertville Historic, the project is in compliance with this requirement.

**Staff Recommendation:** Staff recommends approval.

Sincerely,

John Hutchison  
Executive Director

c. Hunterdon County Planning Board  
Lambertville City Planning Board

Please refer to the Commission project number (DRCC #) when making a submission, a resubmission, or transmitting project correspondence or documents.