



STAFF REPORT

DRCC #: 26-3627B
DATE: June 11, 2026
PROJECT NAME: 26 Bridge Street -- HVAC
Latest Submission Received: June 10, 2026

Applicant:
 26 Bridge Street Associates, LLC
 10 Old Hyde Road
 Weston, CT 06883

Engineer:
 Custom Cooling Services, LLC
 P.O. Box 457
 Stockton, NJ 08559
info@customcoolingservices.com

Project Location:

| Road | Municipality | County | Block(s) | Lot(s) |
|--|----------------------|-----------|----------|--------|
| 26 Bridge Street (N.J. State Highway Route No. 179) | Lambertville City | Hunterdon | 1035 | 19 |

Jurisdictional Determination:

| | | |
|--------|-------|-----------------|
| Zone A | Minor | Nongovernmental |
|--------|-------|-----------------|

Subject to Review for:

| Drainage | Visual | Traffic | Stream Corridors |
|----------|--------|---------|------------------|
| | X | | |

Documents Received: Application received March 13, 2026; Air conditioner condenser specifications (1 sheet) received March 13, 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 June 17, 2026, meeting based upon the following analysis:

Existing Conditions: The project site is an approximate 2,180 square-foot (0.05 acre) lot located on the northerly side of Bridge Street in the City of Lambertville, Hunterdon County, approximately 120 feet east of the Delaware and Raritan Canal and within Commission Review Zone A. The project is bounded by a historic hotel property to the north and east, and a combination of commercial retail and mixed-use buildings located in the central business district to the west and south. There are no streams or mapped watercourses on the site, the nearest being Swan Creek, a tributary of the Delaware River which flows beneath the canal approximately 580 feet to the south.

In 2008, a General Permit No. 1 was issued for the installation of a sign on a hanging bracket for a massage therapy business (DRCC #08-3627). In 2024, the Commission issued a General Permit No. 1 for the replacement of six windows on the east side of the building, and for the installation of aluminum window caps over the frames (DRCC #24-3727A).

Proposed Project: The applicant proposes to install a 5.43 square-foot outdoor condenser unit for a ductless air conditioner system at the project site. The condenser unit would be installed on the rear elevation of the building, and would be completely screened from the view of the Delaware and Raritan Canal State Park by intervening structures. The project would not result in the creation of any impervious surface coverage, or the disturbance of any land.

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 flows beneath the Delaware and Raritan Canal, located approximately feet to the south of the site. Therefore, the project is not subject to stream corridor impact review pursuant to N.J.A.C. 7:45-9.1(a).

Stormwater Runoff and Water Quality: 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 and 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,

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nothing with respect to the proposed air conditioner condenser installation is 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 proposed air conditioner condenser would not 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.

The applicant proposes to install a Fujitsu Air Stage Altair 500 on a wall bracket located at the rear of the building next to the existing electrical meters. The HVAC unit would be made from metal and be powder-coated in Munsell™ N 9.25 light beige color.



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

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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.

The provisions of N.J.A.C. 7:45-10.4(d)2, which direct 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, are inapplicable to the project.

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 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.

The project site is located within the boundaries of the Delaware and Raritan Canal Historic District, which encompasses the canal bed and all structures within 300 feet of the centerline of the canal. As noted above, the project site is located approximately 120 feet east of the canal. The project is also 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. The district was added to the National and State Registers of Historic Places in 1983.

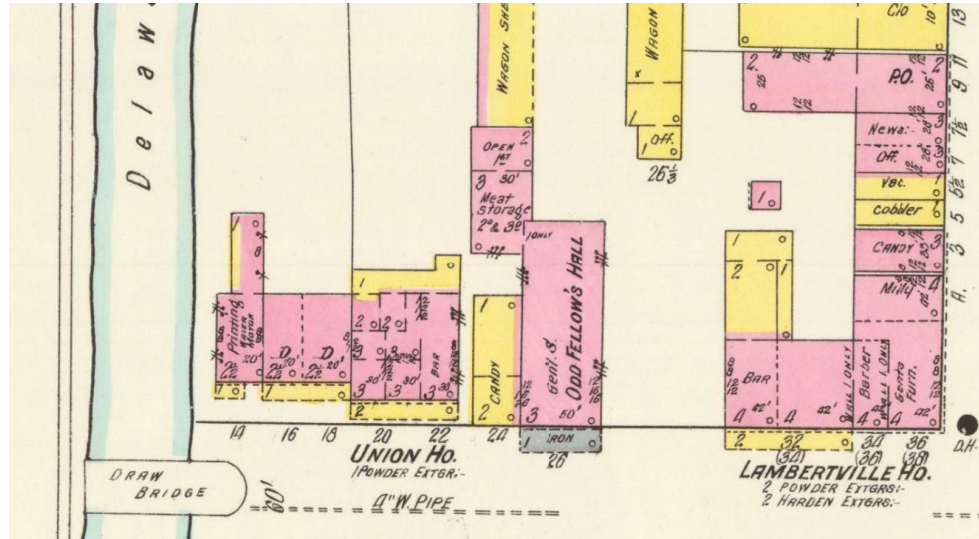
Historical Background: Prior to its use as a retail boutique, the project site was the longtime lodge for the International Order of Odd Fellows (I.O.O.F.), who constructed the building in 1879, replacing a stone building that they had occupied since 1846. According to the Lambertville Historical Society, the Odd Fellows hall was built in response to the impressive Masonic Lodge located across Bridge Street in 1877.

The I.O.O.F. used the second floor of the building for their club and maintained a meeting room for local civic organizations. The first floor of the building was the location of Barber's Hardware Store for the last quarter of the 19th century.

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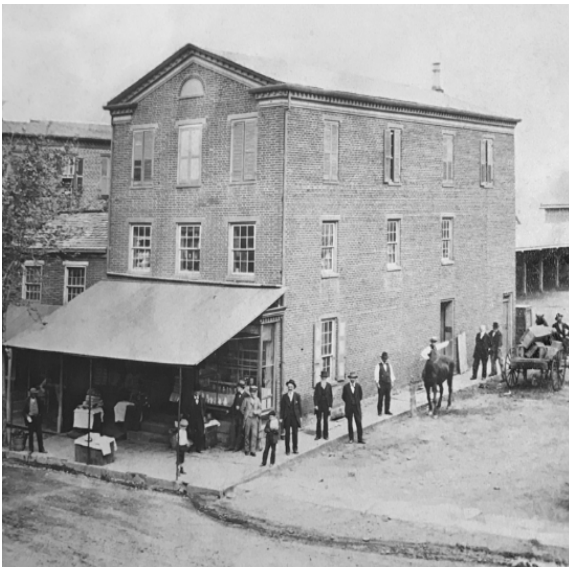
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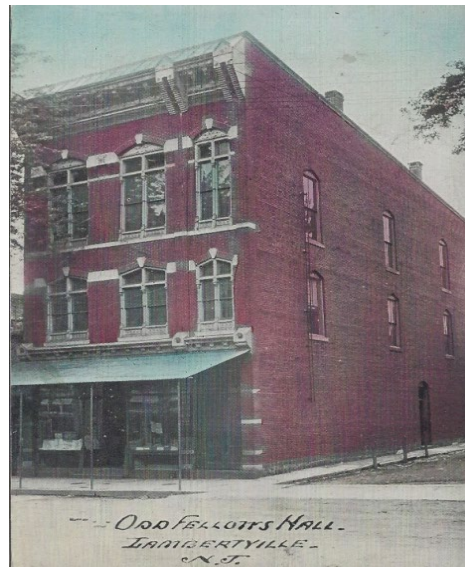


(Sanborn Fire Insurance Co., 1912)

The building was designed in the Eclectic Style by architect George Washington Bird (1854-1950) who, along with his partner W.T. Proudfoot, designed numerous commercial, educational and civic buildings in the Midwest during the late 19th and early 20th centuries.



(Prior building circa. 1864-1879)



(Circa 1910)

Architectural Background: The Eclectic Style sought to incorporate elements of traditional motifs and styles, decorative aesthetics and ornaments, and structural features, that originated from other cultures or architectural periods. Rather than engaging in nostalgia for traditional styles, eclecticism attempted to take traditional forms and combine them into something original and new. For example, the project building combines elements of the Italianate, Neo-Grec and Eastlake styles. Prior to being altered, the first-floor façade featured stained glass panels in the window spandrels, a tin cornice with dentils across the first-floor windows, and thin colonnettes that separated the double entry doors from the plate glass windows.

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Although the first-floor façade was significantly altered around 1955, the 1982 Delaware and Raritan Canal State Park Historic Structures Survey notes that the building remains significant from an architectural standpoint. The building's use as the lodge for the I.O.O.F can be seen in the carved stone on the south elevation, which depicts the three-ringed symbol of the order, representing "Friendship, Truth, and Love."



Staff Recommendation: Staff recommends approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Hutchison', written in a cursive style.

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.