



STAFF REPORT

DRCC #: 26-3880C
DATE: July 8, 2026
PROJECT NAME: 62-64 Coryell Street -- Parking Lot Entry Gate
Latest Submission Received: June 24, 2026

Applicant:

Hart Venture Group, LLC
 35 Kingwood-Stockton Road
 Stockton, NJ 08559
dh@hartventure.com

Architect:

Michael Burns, R.A., NCARB
 Michael Burns Architects
 21 Bridge Street
 Lambertville, NJ 08530
michael@michaelburnsarchitects.com

Project Location:

Road	Municipality	County	Block(s)	Lot(s)
62-64 Coryell Street	Lambertville City	Hunterdon	1032	10

Jurisdictional Determination:

Zone A	Minor	Nongovernmental
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Subject to Review for:

Drainage	Visual	Traffic	Stream Corridors
	X		

Documents Received: Architectural Drawings (4 sheets) dated May 13, 2021; prepared by Michael Burns Architects.

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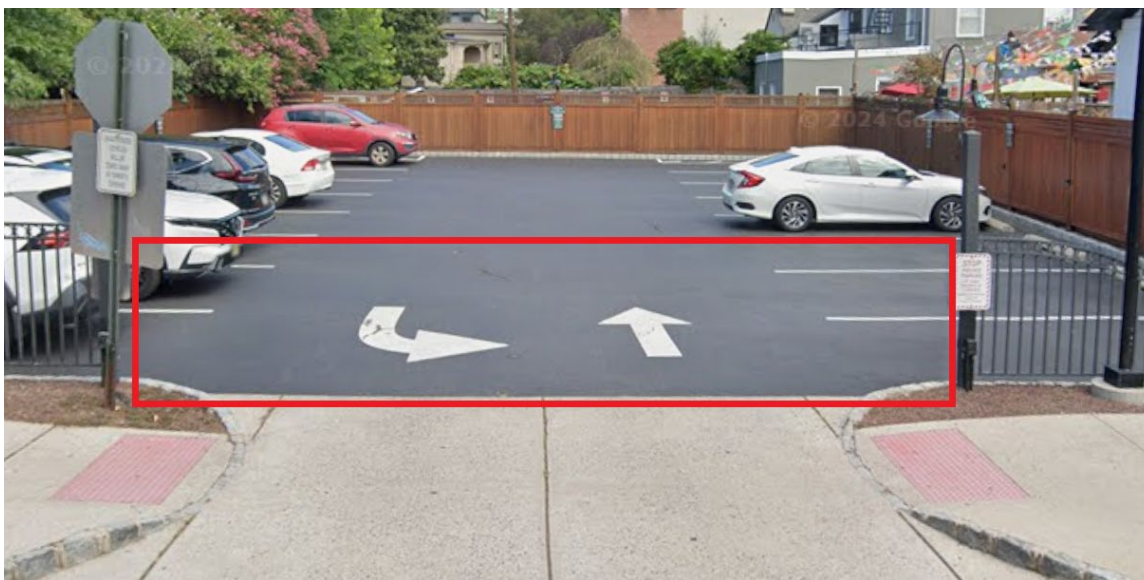
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The application is complete and shall be presented to the Commission for their action with a staff recommendation of approval at the July 15, 2026, meeting based upon the following analysis:

Existing Conditions: The project area is a 4,752 square foot (0.11 acre) lot located near the northeasterly corner of Coryell Street and North Main Street (N.J. State Highway Route No. 29) in the City of Lambertville, Hunterdon County, approximately 758 feet east of the Delaware and Raritan Canal and within Commission Review Zone A. The lot is bounded by an assortment of commercial and residential uses along Coryell and North Main streets. In the existing condition, the lot consists of a bituminous paved parking lot and perimeter fence which has been covered in impervious surface coverage since at least 1969.

The Commission issued a certificate of approval for an identical project as that which was proposed in 2021. The certificate of approval expired on June 10, 2026, (DRCC #21-3880A). The Commission also issued a General Permit No. 1 for in-kind replacement of a perimeter fence in 2021 (DRCC #21-3880B).

Proposed Project: The applicant proposes to install a gate operator and barrier arm at the Coryell Street entrance to the parking lot to control access to the parking area within (See image of project location below). The project would not result in the creation of any new impervious surface coverage and would disturb 1.5 square feet of land.



Stream Corridor: There are no streams or floodplains on the site, the nearest being a tributary of the Delaware River located approximately 710 feet to the northeast. Therefore, this project is not subject to stream corridor impact review pursuant to N.J.A.C. 7:45-9.1(a).
Stormwater Runoff Quantity: The project does not propose an increase in impervious surface. Therefore, the project is not subject to stormwater runoff and water quality impact review pursuant to N.J.A.C. 7:45-8.

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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 multiuse trail and the placement of trees and shrubbery for definition and privacy. Therefore, the proposed gate operator and barrier arm project is compatible with the goals of 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. Therefore, the project is 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 barrier arm and gate operator would be approximately 3 foot 6 inches in height; therefore, the project is in compliance with this requirement.

The provisions of N.J.A.C. 7:45-10.4(c) direct 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, colors used shall harmonize with the man-made or natural surroundings of the project and shall be typical of colors found in the park environment, and building materials and texture shall harmonize with the surrounding man-made and natural materials. The applicant proposes a black metal entry gate operator and barrier arm, which matches the color of the existing perimeter fence and is typical of other fences and gates within the built environment of the City of Lambertville. Therefore, 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 regulate the installation of electric, telephone, cable television, and other such lines and equipment, are inapplicable to the proposed project.

The provisions of N.J.A.C. 7:45-10.4(d)2 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. As noted hereinabove, the proposed entry gate is located approximately 758 feet from the Delaware and Raritan Canal and is completely concealed from the park by several intervening structures. Therefore, the project is in compliance with this requirement.

The provisions of N.J.A.C. 7:45-10.4(d)3 and 4, respectively, which regulate the dimensions and location of commercial signs or outdoor advertising structures, are inapplicable to the proposed project.

The provisions of N.J.A.C. 7:45-10.4(d)5, which regulate the preservation of natural terrains, soils, stones, and vegetation, are 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 approximately 458 feet beyond 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. The project 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. The district was added to the National and State Registers of Historic Places in 1983.

The project obtained approval from the Lambertville City Historic Advisory Commission on June 9, 2021, which remains valid. Given the foregoing, Commission staff determines that consultation with the SHPO with respect to the project is not warranted.

Staff Recommendation: Staff recommends approval.

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Sincerely,

A handwritten signature in black ink, appearing to read "John Hutchison", with a long horizontal flourish extending to the right.

John Hutchison
Executive Director

- c. Hunterdon County Planning Board
City of Lambertville Planning Board

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