



I. STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT

This meeting is being held in compliance with the Open Public Meetings Act with meeting notice provided to the Hunterdon County Democrat, the Trenton Times, members on the listserv, department heads and the city engineer.

The meeting agenda provides for action items known at the time of publication and is subject to change.

The meeting will be streamed live and recorded using the Zoom Meeting Platform.

II. ROLL CALL

Present: Councilwoman Kominsky, Council President Lambert, Councilman Lide, Councilman Stegman, Mayor Nowick

Also Present: William Opel – City Attorney, Cynthia L. Ege – City Clerk, Lindsay Hansche – Deputy Clerk

III. CLOSED SESSION: *The Governing Body will go into closed session at 6:00 p.m. to discuss attorney/client matters related to potential contracts and litigation, pursuant to N.J.S.A. 10:4-12(b)(7), and will reconvene in open session at 7:00 p.m.*

RESOLUTION

“Authorizing a Closed Session at the November 20, 2025, Lambertville City Council Meeting to Discuss Attorney/Client Matters Related to Potential Contracts and Litigation, Pursuant to N.J.S.A. 10:4-12(b)(7)”

WHEREAS, the Council of the City of Lambertville is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.; and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that a closed session, not open to the public, may be held for certain specified purposes when authorized by N.J.S.A 10:4-12(b).

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Lambertville that a closed session shall be held on November 20, 2025, in person at the Phillip L. Pittore Justice Center, located at 25 South Union Street, to discuss attorney/client matters related to Potential Contracts and Possible Litigation.

BE IT FURTHER RESOLVED that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Lambertville Mayor and City Council.

IV. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

MOMENT OF SILENCE: in honor of former Lambertville Mayor Ron Durborow who passed away last week at age 87.

V. APPROVAL OF MINUTES

- i. October 23, 2025, Meeting Minutes

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- ii. October 23, 2025, Closed Session Minutes
- iii. November 6, 2025, Meeting Minutes

VI. ADMINISTRATIVE REPORTS

City Clerk’s Report, Construction Report, Municipal Court, Police Department, Public Works Department, Tax Collector, Stormwater Management Coordinator, and Lambertville-New Hope Ambulance and Rescue Squad Report.

VII. PUBLIC PARTICIPATION/CONSTITUENT CONCERNS

VIII. RESOLUTIONS

CONSENT AGENDA: Resolutions on the consent agenda are considered routine and shall be enacted by one motion. Should any member of the City Council seek separate discussion of any item, that item shall be removed and discussed separately.

- i. RESOLUTION NUMBER 177-2025: *A Resolution to Authorize the Refunds for the Month of October*

NOW THEREFORE BE IT RESOLVED by the governing body of the city of Lambertville, County of Hunterdon, State of New Jersey, that the following refunds are hereby authorized:

Vivien Bevich, 31 Ferry Street, overpayment of permit, in the amount of \$10.00

RAM Tax Lien Fund II LP, P.O. Box 71054, Chicago, IL 60694 for an overpayment at the tax sale held on October 21, 2025, for block 1006 lot 42 (3 Arnett Ave) in the amount of \$469.63 and block 1073 lot 29 (26 N Franklin St) in the amount of \$699.07

Kristin Matthews, 15 Swan Street, refund of escrow in the amount of \$831.25

- ii. RESOLUTION NUMBER 178-2025: *A Resolution to Cancel Tax Certificate Number 25-00001 for Block 1002, Lot 67, 150 York Street in the Amount of \$724.64 to Pro Cap 8 FBO Firstrust Bank of Fort Washington, PA, Plus A Check in the Amount of \$1,000.00 for the Premium*

WHEREAS, the Tax Collector sold Tax Certificate Number 25-00001 for block 1002, lot 67, 150 York Street on October 21, 2025, to Pro Cap 8 FBO Firstrust Bank of Fort Washington, PA in the amount of \$1,724.64; and

WHEREAS, the Tax Collector struck off Tax Certificate Number 25-00001 on October 21, 2025, in error as the payment was received a misapplied.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Lambertville, in the County of Hunterdon, State of New Jersey, that the check is hereby authorized to Pro Cap 8 FBO Firstrust Bank of Fort Washington, PA in the amount not to exceed \$1,724.64

BE IT FURTHER RESOVLED that two checks will be issued by Finance, in the amount of \$724.64 for the tax lien, and check two in the amount of \$1,000.00 for the premium.

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iii. **RESOLUTION NUMBER 179-2023: A Resolution to Authorize the Payment of Tax Sale Revenue to the Lambertville Municipal Utilities Authority**

WHEREAS, the City of Lambertville held an electronic tax sale on October 21, 2025; and
 WHEREAS, the Tax Collector collected \$10,976.55 in revenue for the 2024 calendar year representing payments for the Lambertville Municipal Utilities Authority; and
 WHEREAS, the funds are due and payable to the Lambertville Municipal Utilities Authority.
 NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, that the Finance Department is hereby authorized to reimburse the Lambertville Municipal Utilities Authority for the collection of sewer payments for the 2022 calendar year collected in the electronic tax sale held on October 21, 2025, in an amount not to exceed \$10,976.55.

iv. **RESOLUTION NUMBER 180-2025: A Resolution to Amend Resolution Numbers 26-2025 and 31-2025 for the City Planner, Affordable Housing Attorney, City Architect, City Engineer and City Auditor**

NOW THEREFORE BE IT RESOLVED by the governing body of the city of Lambertville, in the County of Hunterdon, State of New Jersey that the following contracts awarded on January 2, 2025, are hereby amended:

City Planner (CCH), for Holcombe Park SHPO Application, increased by \$3,000.00, charged to HFH Escrow
 City Architect (Michael Burns), Library Project, increase by \$2,181.88 charged to C-04-23-018-00A
 City Auditor (Suplee Clooney), Note Sale, increase by \$7,500.00, charged to various capital

v. **RESOLUTION NUMBER 181-2025: A Resolution Authorizing Transfer of Budget Appropriations Pursuant to N.J.S.A. 401:4-58**

WHEREAS, in accordance with N.J.S.A 40A:4-58, transfers may be made between appropriation accounts in the General Budget in the last two months of the fiscal year; and

WHEREAS, such transfers are made to cover expenses in accounts in excess of that anticipated and from accounts having expenses in less amounts than anticipated; now

THEREFORE, BE IT RESOLVED by the Governing Body of the City of Lambertville, County of Hunterdon, New Jersey, in accordance with N.J.S.A 40A:4-58 that transfers between budget appropriation accounts on the attached report are authorized and that a certified copy of this resolution adopted by not less than a two-thirds (2/3) vote of the full membership of the governing body shall be transmitted to the Chief Financial Officer.

<u>ACCOUNT NO.</u>	<u>ACCOUNT TITLE</u>	<u>FROM</u>	<u>TO</u>
5-01-20-100-200	General Administration		\$20,000.00
5-01-20-100-100	Clerk SW	\$2,000.00	
5-01-20-130-100	Finance SW		1,200.00
5-01-20-130-200	Finance OE		500.00
5-01-20-145-100	Tax Collector S&W		300.00
5-01-20-145-299	Tax Liquidation TTL		3,000.00
5-01-20-150-200	Tax Assessor OE		
5-01-20-155-200	Legal OE	10,000.00	
5-01-21-180-100	Planning SW		70.00

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5-01-21-190-100	Construction SW		14,100.00
5-01-23-210-290	Liability Insurance		19,400.00
5-01-23-220-301	Group Waivers		4,510.00
5-01-25-252-200	Emergency Management OE		
5-01-25-275-200	Municipal Prosecutor OE	10,500.00	
5-01-26-290-101	DPW S&W	5,000.00	
5-01-26-305-100	Solid Waste SW	11,000.00	
5-01-26-310-224	Buildings & Grounds OE		7,000.00
5-01-26-345-100	Public Assistance SW		71.00
5-01-27-350-100	Historical SW		35.00
5-01-27-350-100	Historical OE	350.00	
5-01-30-415-100	Accumulated Absences		
5-01-30-420-299	Celebration of Public Events		1,500.00
5-01-31-460-274	Gas	3,000.00	
5-01-31-461-274	Diesel	5,000.00	
5-01-31-465-271	Street Lighting		5,000.00
5-01-36-472-298	Social Security	10,000.00	
5-01-43-490-100	Court S&W	15,000.00	
5-01-43-490-201	Court OE	4,836.00	
	Total	\$76,686.00	\$76,686.00

vi. RESOLUTION NUMBER 182-2025: A Resolution Authorizing the Mayor to Sign the Agreement with Raritan Valley Habitat for Humanity

NOW THEREFORE BE IT RESOLVED by the governing body of the city of Lambertville, County of Hunterdon, State of New Jersey, that the Mayor, City Attorney, and City Clerk are hereby authorized to sign the agreement with Raritan Valley Habitat for Humanity for the construction of six affordable housing units at Holcombe Farm.

vii. RESOLUTION NUMBER 183-225: A Resolution Requesting Permission for the Dedication by Rider for the Police Department

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a Dedication by Rider of revenues received by a municipality when the revenue is not subject to reasonable accurate estimates in advance; and

WHEREAS, The City of Lambertville Police Department obtains funds found or as evidence in an investigation which must be held pending the completion of the investigation or other legal proceedings; and

WHEREAS, the receipt and expenditure of said funds shall be in accordance with the Local Public Contracts Law, Local Budget Law, Local Fiscal Affairs Law, and applicable to City Ordinances and procedures, directions from the applicable County prosecutor’s office or Attorney General, as appropriate; and

WHEREAS, N.J.S.A. 40A:4-39 provides that the Director of the Division of Local Government services may approve expenditures of monies by Dedication by Rider

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Lambertville, in the County of Hunterdon, State of New Jersey, as follows: 1. The Governing Body does hereby request approval from the Director of the Division of Local Government Services, for the establishment of a dedicated rider account pursuant to N.J.S.A. 40A:4-39 for an account to be entitled, “Police Found Evidence Money.” and,

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BE IT FURTHER RESOLVED that said funds may be only be expended as directed by the applicable law enforcement agency or Court. and,

BE IT FURTHER RESOLVED that the Municipal Clerk will forward two copies of this Resolution to the Director of the Division of Local Government Services for review and approval.

viii. RESOLUTION NUMBER 184-2025: A Resolution in Support of the NJ Climate Superfund Act.

Whereas, the proposed "NJ Climate Superfund Act" (S3545 / A4696), pending before the New Jersey Legislature would impose liability on large fossil fuel companies for certain climate change related damages they caused instead of imposing all those costs on New Jersey taxpayers; and

Whereas, New Jersey has experienced deaths and billions of dollars in losses from storms linked to climate change. Hurricane Sandy costs are estimated to be over \$29 billion, along with 38 deaths,ⁱ while Hurricane Ida caused about \$2 billion in costs and 30 deaths.ⁱⁱ From 1980–2024 (as of November 1, 2024), there have been 74 confirmed weather/climate disaster events with losses exceeding \$1 billion each to affect New Jersey.ⁱⁱⁱ These costs do not include many others associated with climate change listed below; and

Whereas, total global GDP today is about \$100 trillion and “climate change is on track to cost the global economy \$38 trillion every year in damages within the next 25 years;”^{iv} and

Whereas, a 2023 report found that extreme climate events cost the U.S. \$150 billion each year, excluding costs related to loss of life, healthcare, and ecosystem damage.^v The 2024 catastrophic flooding and destruction caused by Hurricane Helene in western North Carolina alone likely caused at least a record \$53 billion in damages and recovery needs;^{vi} and

Whereas, the effects of climate change on New Jersey municipalities include but are not limited to increases in the costs of property insurance, flooding (including clean ups, property buyouts and prevention), public health care costs (costs from injuries, heat, dealing with vector borne diseases and insurance), repair to critical infrastructure such as roads, bridges, sewer systems and wastewater management, installing/maintaining air conditioning in schools, costs of dealing with forest fires and resulting property damages, increased costs of water purification from droughts or floods, seawall and other protections against ocean flooding, raising roads to prevent sunny-day flooding, potential lawsuits from residents, loss of tax revenue from destroyed properties, salt water invasion of aquifers, algal blooms, loss of recreation/tourism revenue, dealing with insect and other infestations; and

Whereas, more than 50 years ago, scientists at major fossil fuel companies knew of the direct link between fossil fuels and global warming and reported their findings to corporate executives, who chose to deceive the public about climate science, downplay and distort the evidence of climate change, engage in a decades-long campaign against climate action, fund counterfeit science, and manufacture uncertainty with no scientific basis; and

Whereas, the top 25 oil and gas ‘carbon majors’ have continually earned enormous profits and have the ability to pay for their share in damages and remain extremely profitable. Global climate damages from emissions associated with the top 25 oil and gas ‘carbon majors’ between 1985 and 2018 are estimated at 20 trillion USD compared to the 30 trillion USD they earned over the same period. In 2022 seven carbon majors including Aramco, Exxon Mobil, and Shell earned profits almost twice the estimated damages caused by their emissions that year – 497 billion USD compared to 260 billion USD^{vii}; and

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Whereas, the Climate Superfund Act seeks to hold "responsible parties," which is defined as large fossil fuel companies operating in New Jersey and were responsible more than one billion metric tons of greenhouse gas emissions since 1994, liable for the past, current and future costs of funding climate change adaptation and resilience projects instead of placing the burden on New Jersey taxpayers; and

Whereas, the State Treasurer will be authorized under this Act to determine the cost impacts of these greenhouse gas emissions on the State, including effects on public health, natural resources, biodiversity, agriculture, economic development, flood preparedness and safety, housing, and any other effect that the State Treasurer determines is relevant; and

Whereas, a Climate Superfund Cost Recovery Program will be established under this Act by the NJDEP to obtain compensatory payments from Responsible Parties and accept and collect payment from responsible parties and to disburse those funds for "climate change adaptation projects;" to project sponsors of climate change adaptation and resilience projects; and

Whereas, "climate change adaptation projects" include, but are not limited to: flood protection projects; home buyouts; upgrades of stormwater drainage systems; defensive upgrades to roads, bridges, railroads, and transit systems; preparation for, and recovery from, extreme weather events; preventive health care programs and providing medical care to treat illness or injury caused by the effects of climate change; relocation, elevation, or retrofits of sewage treatment plants and other infrastructure vulnerable to flooding; installation of energy efficient cooling systems and other weatherization and energy efficiency upgrades and retrofits in public and private buildings, including schools and public housing, designed to reduce the public health effects of more frequent heat waves and forest fire smoke; upgrades to the electrical grid to increase stability and resilience, including the creation of self-sufficient microgrids; and response to toxic algae blooms, loss of agricultural topsoil, crop loss, and other climate-driven ecosystem threats to forests, farms, fisheries, and food systems; and

Whereas, any municipality in need of climate change adaptation and resilience projects will be able to apply for the funds raised by the Act; and

Whereas, the total funds to be recovered under this Act is expected to be multiple billions of dollars each year;^{viii}

Whereas, economists agree that the design of the Act would not cause costs to be passed along to consumers because 1) the payments would be based on past pollution and, therefore, not affect today's marginal cost of production; and 2) the price of fossil fuels is based on international market forces;^{ix} and

Whereas, the Act would not preclude municipalities from filing and paying for their own lawsuits in order to obtain payment for damages caused by climate change emissions; and

WHEREAS, the Act will make New Jersey more affordable by not saddling New Jersey taxpayers with the large and rapidly increasing costs of paying for climate damages

Therefore, be it resolved that the administration and governing body of the City of Lambertville, in the interest of protecting its residents, businesses and institutions, as of [Month] [Date], 2024, strongly express their support for passage of the NJ Climate Superfund Act.

Be it further resolved, that the City Clerk of the City of Lambertville shall forward this Resolution to:

- New Jersey Governor Phil Murphy
- Commissioner of the NJ Department of Environmental Protection
- NJ Senate President Nicholas Scutari
- NJ Assembly Speaker Craig Coughlin
- NJ Climate Superfund Act Senate sponsors Bob Smith, John McKeon

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- NJ Climate Superfund Act Assembly sponsors John Allen, Garnet Hall, Alixon Collazos-Gill
- NJ State Senate legislator representing the City of Lambertville
- NJ State Assembly legislators representing the City of Lambertville
- Food & Water Watch, msmith@fwwatch.org
- New Jersey State League of Municipalities
- County Commissioners and Administration of the city of Lambertville

End of Consent Agenda

IX. APPROVAL OF BILLS LIST

X. ORDINANCES – FIRST READING

- xiv. ORDINANCE NUMBER 28-2025: *An Ordinance Amending the Lambertville City Code, 2014, Chapter 2, Administrative Code, 2-3.8, adding letter a, Closed Session Minutes*

§ 2-3.8. Roll Call Votes; Minutes. [Ord. No. 2010-28]

The vote upon every motion, resolution or ordinance shall be taken at the direction of the officer presiding by either voice vote or roll call vote. The vote shall be "aye" or "nay" or words to the effect of affirmative or negative by each member. There shall be no further discussion once the question has been called. Any member of the Council may abstain from voting at any time. When a roll is called on any question, the silence of a Council member present shall constitute an affirmative vote unless he states that he abstains. The question shall be determined by a majority of those members voting unless otherwise provided by law. The minutes of each meeting shall be signed by the City Clerk.

New Section: 2-3.8a, Closed Session Minutes

The Municipal Clerk shall forward copies of all executive session minutes still held in confidentiality to the City Attorney in January of each year, noting the suggested redaction(s). The City Attorney shall review these minutes, determine which, if any can be released to the public in whole or in part without jeopardizing the need for confidentiality, and advise the Municipal Clerk by the last business day in February. The Municipal Clerk shall present a resolution to the City Council for adoption releasing the executive session minutes, in whole or in part, as approved for release by the City Attorney. Upon adoption of the resolution, those minutes or portions of minutes approved for release shall be placed in the minute books of the City Council and made available for public inspection.

If a member of the public requests from the Municipal Clerk access to executive session minutes not yet released to the public as set forth above, the Municipal Clerk shall submit a request to the City Attorney within three business days to review the specific minutes or subject matter as requested. The City Attorney shall advise the Municipal Clerk within three business days if the minutes can be released. If the request was received via the Open Public Records Act, once approved by the City Attorney, the Clerk shall release the minutes in accordance with N.J.S.A. 47A:1A. The City clerk shall place a resolution releasing said minutes for adoption at its next regularly scheduled meeting. Upon adoption of the resolution by the Township Council, the minutes shall be released to the general public.

INTRODUCED FOR FIRST READING: November 20, 2025

PUBLIC HEARING AND SECOND READING: December 18, 2025

- xv. ORDINANCE NUMBER 29-2025: *An Ordinance to Dedicate Holcombe Road*

WHEREAS, the City of Lambertville (the “City”) is a public body corporate and politic of the State of New Jersey; and

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WHEREAS, pursuant to *N.J.S.A. 40:67-1(a)*, the City may make, amend, repeal and enforce ordinances ascertaining and establishing the boundaries of all streets; and

WHEREAS, pursuant to *N.J.S.A. 40:67-1(b)*, the City is authorized to accept the dedication of streets; and

WHEREAS, the City wishes to accept the dedication for roadway purposes of a portion of the property currently owned by the City, located at Block 1002, Lot 41 on the official tax maps of the City, to be known as Holcombe Farm Road, formerly used as a private driveway and now intended to be utilized as a public right of way, and as further set forth in that land survey of 262 North Main Street, prepared by Bohren and Bohren Associates, Inc, dated March 2025, and on file with the City Clerk; and

WHEREAS, pursuant to *N.J.S.A. 40:67-2*, a copy of any ordinance accepting the dedication of any street or portion thereof, with a map showing the location, bounds and dimensions thereof, shall be filed in the office where the conveyance of lands are recorded in the county in which the municipality is situated; and

WHEREAS, the City wishes to accept the right-of-way dedication subject to review and approval of the right-of-way dedication by the City Engineer and the State of New Jersey Department of Transportation, if needed.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the City of Lambertville, Hunterdon County, State of New Jersey, as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. Subject to the terms set forth herein, the City accepts the dedication of the public right of way to be designated as and known as Holcombe Farm Road, as further described in the survey on file with the City Clerk, including all utilities and improvements installed therein, as part of the public road system of the City.
3. The City Engineer is authorized to inspect the subject roadway and to determine whether the roadway is constructed in conformance with all applicable City regulations.
4. The Mayor and City Clerk are hereby authorized to execute and deliver any document and, together with the City's officials and consultants, to take any and all necessary steps as would be reasonable or necessary to effectuate said acceptance and to effectuate the purposes of this Ordinance.
5. The introduction of this Ordinance shall be advertised pursuant to *N.J.S.A. 40:49-2*; provided, however, that notice as to introduction and public hearing shall be made, pursuant to *N.J.S.A. 40:49-6*, at least ten (10) days prior to the public hearing and adoption hereof.
6. Notice of the introduction of this Ordinance and the time and place when and where this Ordinance will be further considered for public hearing and final passage, including a copy of this Ordinance, shall be mailed to every person whose lands may be affected by this Ordinance, so far as same may be ascertained, directed to the last known post-office address, in accordance with the provisions of *N.J.S.A. 40:49-6*.
7. Within sixty (60) days after adoption of this Ordinance, the City Clerk shall cause this Ordinance, certified by her, under the seal of the municipality to be filed in the office wherein conveyances of lands are recorded in the County of Hunterdon.
8. This Ordinance shall take effect as provided by law.

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INTRODUCED FOR FIRST READING: November 20, 2025
PUBLIC HEARING AND SECOND READING: December 18, 2025

- xvi. ORDINANCE NUMBER 30-2025: An Ordinance to Amend the Lambertville City Code, 2014, Chapter 9, Animal Control, to Increase Fees and Amend Language Regarding Maintenance

§ 9-2.14. License Fees; Late Fees. [1990 Code §§ 9-4.10, 9-4.11; Ord. No. 2007-26; Ord. No.

25-2011]

License and late fees shall be as follows:

- a. Dog Licensing Fees. The annual fee for a license and registration tag for dogs which are spayed or neutered shall be \$20.00. The annual fee for dogs not spayed or neutered shall be \$23.00.
- b. Cat Licensing Fees.
 1. Indoor Cats. The annual fee for a license of an indoor cat will be waived with proof of rabies inoculation and a certification from the pet owner that the cat does not go outside.
 2. Outdoor Cats. The annual fee for a license of a cat that goes outdoors which is spayed or neutered shall be \$20.00. The annual fee for cats that go outside which are not spayed or neutered shall be \$23.00 per cat.
- c. Late Fees. All animals are required to be registered annually. The City will give pet owners a grace period through the end of February. A late fee of \$30.00 will be charged for all animals not registered starting March 1st of each year. The late fee will apply to all pets of seven months of age and older who have resided with their owner for a minimum of 10 days.

§ 9-2.5. Cats Subject to Licensing Requirements. [1990 Code § 9-4.1, 9-4.2]

- a. Cats Licensed in Another State. Any person who shall bring or cause to be brought into the City a cat licensed in another State shall immediately apply for a license issued by the City. Cats Licensed in Another Municipality. Any person who shall bring or cause to be brought into the city any cat licensed in another New Jersey municipality for the current year, for a period to exceed 10 days shall, within 10 days, apply for a registration tag for each cat for a registration fee of \$3.00. Proof of the current license shall be required. Such registration shall be valid until December 31st of the current licensing year.

§ 9-2.6. Exemption to Licensing Requirements. [1990 Code § 9-10]

The licensing requirement shall not apply to pounds maintained at the public expense, kennels maintained by ~~the Society for Prevention of Cruelty to Animals~~ a nonprofit facility licensed by the State of New Jersey, or to veterinarians to which dogs have been committed by public authorities.

§ 9-2.13. Duplicate Registration Tag. [1990 Code § 9-4.9]

In the event of loss, a duplicate license and registration tag may be obtained from the Clerk for a fee of \$3.00.

§ 9-2.14. License Fees; Late Fees. [1990 Code §§ 9-4.10, 9-4.11; Ord. No. 2007-26; Ord. No. 25-2011]

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License and late fees shall be as follows:

Dog Licensing Fees. The annual fee for a license and registration tag for dogs which are spayed or neutered shall be \$20.00. The annual fee for dogs not spayed or neutered shall be \$23.00.

Cat Licensing Fees.

Indoor Cats. The annual fee for a license of an indoor cat will be waived once an application is filed with the Clerk's Office that includes proof of rabies inoculation and a certification from the pet owner that the cat does not go outside.

Outdoor Cats. The annual fee for a license of a cat that goes outdoors which is spayed or neutered shall be \$20. The annual fee for cats that go outside which are not spayed or neutered shall be \$23.00 per cat.

Late Fees. All animals are required to be registered annually. The City will give pet owners a grace period through the end of February. A late fee of \$30 will be charged for all animals not registered starting March 1st of each year. The late fee will apply to all pets of seven months of age and older who have resided with their owner for a minimum of 10 days.

§ 9-2.16. Disposition of Fees Collected. [1990 Code § 9-4.13]

License fees and other moneys collected or received under the provisions of this article shall be collected by the Municipal Clerk and forwarded to the Chief Financial Officer of the City of Lambertville monthly and shall be placed in a special account separate from any of the other accounts of the municipality and shall be used for the following purposes only: fees required by the State of New Jersey; collecting, keeping and disposing of dogs or cats liable to seizure for local prevention and control of rabies; conducting rabies inoculation clinics; conducting the annual dog and cat census expenses; and for administering the provisions of this article including licenses, registration tags, notices and salary of the Animal Control Officer and other authorized persons. Any unexpended balance shall be retained until the end of the third fiscal year following at which time, and at the end of each subsequent fiscal year, the excess of the total amount paid into the fund on account of dogs during the last two fiscal years shall be paid over to the general fund of the municipality.

§ 9-3A.4. Owner of Dog Responsible for Conduct. [1990 Code § 9-2.2; added 5-18-2023 by Ord. No. 13-2023]

The conduct of a dog shall be attributed to the owner thereof and the owner shall be deemed to have permitted any dog who acts contrary to the requirement of this chapter to act so and such owner shall be guilty of the violation thereof.

Any person owning or keeping, maintaining, harboring or having charge of a dog with a bite history, shall prevent such dog from injuring any other person or animal. The Municipal Court Judge may require the owner of a dog with a bite history to be muzzled while in public or they may require the owner of the dog to install a fence at the owner's expense around the owner's property.

§ 9-3A.7. Violations and Penalty. [Added 5-18-2023 by Ord. No. 13-2023]

Any person(s) who is found to be in violation of the provisions of this of section upon conviction, shall be liable to the penalty stated in Chapter 1, Section 1-5.

§ 9-4. DOGS AND CATS AS PUBLIC NUISANCE.

§ 9-4.1. Barking; Creating Conditions Hazardous to Safety and Health. [1990 Code § 9-6]

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No person shall permit any dog or cat owned, harbored, possessed or controlled by him to become an annoyance or interfere with the comfort and general well-being of the inhabitants of the City of Lambertville. Such annoyance or interference shall include, but shall not be limited to, barking, crying, whining, howling, causing injury to person or property, or creating a condition hazardous to safety and health and shall be deemed a public nuisance.

§ 9-7.4. Failure to Provide Continuous and Long-Term Care of a Domesticated Animal

A person shall be guilty of failure to maintain an animal if they are unable or unwilling to provide continuous care for an animal in their custody due to their arrest, eviction, hospitalization, or other circumstance outside of their control. The costs of sheltering, caring for, and/or treating any animal, including veterinary expenses, until the animal is returned to its owner, shall be borne by the owner of record of the animal. At no time shall a domesticated animal be housed for longer than 7 days before the owner of record of the animal makes the final determination of who, where, and how the animal will be cared for in their absence.

INTRODUCED FOR FIRST READING: November 20, 2025

PUBLIC HEARING AND SECOND READING: December 18, 2025

- xvii. ORDINANCE NUMBER 31-2025: An Ordinance to Amend the Lambertville City Zoning Ordinances, 2014, Z-404.4 Conditional Uses, R2, 10-2, Inclusionary Overlay Zone and Z-406.1, amending Permitted Uses, Letter B, Number 4, and Central Business District, 10-2 Inclusionary Overlay Zone, Amending Letter P., Number 2, Amending the Percentage from 15% to read 20% for Both Rental and Owner-Occupied Units, Must be Affordable to Very-low, low-, and moderate-income households.

WHEREAS, the governing body of the City of Lambertville, County of Hunterdon, State of New Jersey adopted Ordinance Number 05-2019 in support of the creation of Affordable Housing opportunities, and

WHEREAS, this amendment is to increase the affordable housing set-aside required for rental developments created pursuant to Ordinance Number 05-2019, and to increase the permitted residential density in the IO-2 overlay zone created by Ordinance Number 05-2019.

NOW THEREFORE BE IT ORDAINED by the governing body of the City of Lambertville in the County of Hunterdon, State of New Jersey, that the following sections of the municipal code of the City of Lambertville be amended as follows (new language **in bold**, deleted language noted ~~as strikethroughs~~):

§ Z-402.2 H.2.a. is hereby amended to read:

In any inclusionary development permitted by this subsection, ~~in the case of affordable rental units, at least 15% of the residential units must be affordable to very low, low, and moderate income households and, in the case of owner occupied affordable units,~~ at least 20% of the residential units must be affordable to very-low-, low-, and moderate-income households, **regardless of whether the affordable units are for rent or for sale.**

§ Z-406.1 P.2.a. is hereby amended to read:

In any inclusionary development permitted by this subsection, ~~in the case of affordable rental units, at least 15% of the residential units must be affordable to very low, low, and moderate income households and, in the case of owner occupied affordable units,~~ at least 20% of the residential units must be affordable to very-low-, low-, and moderate-income households, **regardless of whether the affordable units are for rent or for sale.**

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§ Z-406.1 P.6. is hereby amended to read:

Maximum Density. The maximum density of housing units shall be ~~40~~ **14.25** units per acre.

INTRODUCED FOR FIRST READING: November 20, 2025

PUBLIC HEARING AND SECOND READING: December 18, 2025

XI. ORDINANCES – SECOND READING

- xiv. ORDINANCE NUMBER 25-2025: *An Ordinance to amend the Lambertville City Code, 2014, to Repeal Section 8-25.4 Saturday and Sunday Parking, In Chapter 8.*

WHEREAS, the Lambertville City Code, 2014, Chapter 8, Section 8-25.4, Saturday and Sunday Parking Exceptions was adopted in 2002 when the meter and permit parking spaces in city owned parking lots were in the process of being delineated and is no longer needed.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Lambertville, County of Hunterdon, State of New Jersey, that Section 8-25.r, Saturday and Sunday Parking Exceptions, of Chapter 8 of the Lambertville City Code, 2014 is hereby repealed.

- xv. ORDINANCE NUMBER 26-2025: *An Ordinance to Amend the Lambertville City Code, 2014, to Authorize the Mayor to Waive the Requirements of Chapter 14 Streets and Sidewalks, Section 14-1-3 Fees, letter c*

WHEREAS, the City Clerk is the licensing official for the City of Lambertville in accordance with N.J.S.A. 40A-9-133.1; and
WHEREAS, the Lambertville City Code, 2014, Chapter 14, Streets and Sidewalks, Section 14-1-3 Fees imposes a moratorium on street openings for roads within the city that have been reconstructed within the past five years; and
WHEREAS, currently, the code requires approval from the governing body to waive the requirements; and
WHEREAS, it is a hardship for residents who would like to have new gas lines or new water lines run to their property to wait for the next council meeting for a waiver to be approved.
NOW THEREFORE BE IT RESOLVED by the governing body of the City of Lambertville, in the County of Hunterdon, that Chapter 14, Streets and Sidewalks, Section 14-1-3 Fees, letter C of the Lambertville City Code, 2014 is hereby amended to read as follows:

CURRENT: The City of Lambertville imposes a five-year moratorium on all road work completed within the City limits. This moratorium can be waived under the following conditions:

1. Action of the governing body;
2. Emergency Repair Work.

If the moratorium is waived by the governing body, the applicant shall, in addition to complying with all requirements of the City Engineer and the Public Works Director, post a maintenance bond guaranteeing the work for a period of two years.

NEW LANGUAGE:

The City of Lambertville imposes a five-year moratorium on all road work completed within the City limits. This moratorium can be waived under the following conditions:

1. Action of the governing body;
2. Emergency Repair Work.

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If the moratorium is waived by the Mayor, the applicant shall, in addition to complying with all requirements of the City Engineer and the Public Works Director, post a maintenance bond guaranteeing the work for a period of two years.

INTRODUCTION AND FIRST READING: October 23, 2025

PUBLIC HEARING AND SECOND READING: November 20, 2025

- xvi. ORDINANCE NUMBER 27-2025: An Ordinance to Amend the Lambertville Zoning Ordinances, Section Z-400. C-3/AHO, General Commercial/Affordable Housing Opportunity

§ Z-XXX. C-3/AHO

GENERAL COMMERCIAL/AFFORDABLE HOUSING OPPORTUNITY.

§ Z-XXX. Permitted Principal Uses on the Land and in Buildings.

- A. Offices.
- B. Parks and playgrounds.
- C. Buildings used exclusively by federal, state, county and local governments.
- D. The wholesaling and retailing of goods or services including the warehousing or storage of goods provided such activities and inventories are conducted entirely within an enclosed structure or are conducted in open yard areas which are adequately screened from view from adjacent lots or roads.
- E. See Non-Conforming Uses, Buildings or Lots.
- F. Light industry as defined under Article II, Definitions.
- G. Multifamily Residential Dwellings that conform to the following requirements. Any deviation from the requirements articulated below in §G.1, §G.2 or §G.3 shall constitute the need for relief pursuant to N.J.S.A. 40:55D-70 d (1) for a principal use or structure that is not permitted in the zone:
 - 1. No more than 40 dwelling units may be developed.
 - 2. No less than eight dwelling units shall be developed that are restricted to occupancy by very low-, low-, and moderate-income households.
 - 3. Multifamily Residential Dwellings shall consist of either attached single-family dwellings (town homes) or apartments or a combination of both.

§ Z-XXX. Accessory Uses and Buildings Permitted.

Those uses customarily incidental to the principal uses.

§ Z-XXX. Conditional Uses.

The following conditional use may be permitted when authorized by the Planning Board:

- A. Cannabis Retailer. Cannabis Retailers in accordance with the following criteria:
 - 1. The regulations of this section are subject to the enabling authority of the State of New Jersey, by and through the Cannabis Regulatory Commission, and are subject to compliance with all statutes and/or regulations promulgated and adopted by the State of New Jersey or its instrumentalities. If any provision of

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this section is inconsistent with the statutes and/or regulations of the State of New Jersey, the State statutes and/or regulations shall prevail.

2. A cannabis retailer shall be located at least 500 feet from a school or comply with a greater distance buffer from a school as may be required by State or Federal Law.
3. A cannabis retailer shall not be located within 600 feet to any other Class 5 Cannabis Retailer.
4. A cannabis retailer may operate between the hours of 9:00 a.m. and 7:00 p.m. Monday through Saturday and between the hours of 10:00 a.m. and 5:00 p.m. on Sunday.
5. No more than six ounces of cannabis or cannabis product may be sold to a specific customer at a given time.
6. Use or consumption of cannabis or cannabis products in any manner shall not be permitted within the Cannabis Retailer's facility, whether in the building or on its grounds or parking lots. Cannabis Consumption Areas are not permitted.
7. All Cannabis Retailers shall be enclosed in heated/air-conditioned permanent buildings, not trailers, outdoors, movable kiosks, etc.
8. Any Cannabis Retailer shall only have one primary public access point, which shall be directly adjacent to the right-of-way or parking area of the building. Access should not be through common entrances with other uses.
9. Drive-through facilities are not permitted.
10. All cannabis retailers shall be secured in accordance with State of New Jersey statutes and regulations; shall have a round-the-clock video surveillance system, 365 days a year; and shall have trained security personnel onsite within the facility at all times during operating hours.
11. Police must have full access to the video surveillance system.
12. Video surveillance shall be retained a minimum of seven days or pursuant to State and Federal law, whichever is greater.
13. Cannabis Retailers' interiors shall provide a secure location for storage of products with minimum products in any customer service area.
14. People shall not be permitted to congregate outside of a Cannabis Retailer, loiter or wait in line to access the Cannabis Retailer. The facility shall have a plan in place if interior capacity is exceeded, i.e., numbers are given and customers wait in their vehicles until called.
15. Signs shall be limited to location identification/name of business. Signs shall not promote consumption of any cannabis product. Signage design shall not include artistic or photographic renderings of cannabis plants or paraphernalia. Neon signs shall be prohibited.

§ Z-XXX. Height Limits.

No structure shall exceed 40 feet in height except as provided in Article VI, Standards for

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Review of Applications.

§ Z-XXX. Area and Yard Requirements.

- A. The minimum lot size shall be 40,000 square feet. The minimum lot width shall be 150 feet and a minimum lot depth of 200 feet.
- B. No building or structure shall be located closer than 25 feet to any street right-of-way.
- C. The minimum side yard shall be 20 feet, but in no event shall either side yard be less than the height of the building or structure. The minimum rear yard shall be 20 feet which may include parking spaces.
- D. Total building or structure coverage shall not exceed 50% of the lot coverage provided all parking and other yard requirements are met.
- E. A transition or buffer strip not less than 10 feet wide consisting of conifers shall be provided along all lot lines which form a common boundary with any residential district. The conifers shall be a minimum of five feet in height when newly planted and shall be planted at intervals of 10 feet or less.

§ Z-XXX. Minimum Residential Floor Area.

Not applicable in this district.

§ Z-XXX. Minimum Off-Street Parking Requirements.

- A. See § Z-509.
- B. Off-street parking spaces shall be located within 200 feet of the use they are intended to serve.
- C. One space shall be provided for each 700 square feet of general commercial or office use and one space for each 3,000 square feet of wholesale use.
- D. One space shall be provided for each 300 square feet of Cannabis Retailer use.
- E. Residential dwellings shall be subject to the parking requirements of the New Jersey Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21)

§ Z-XXX. Signs.

- A. Same as C-2 District.

§ Z-XXX. Minimum Off-Street Loading.

- A. Same as C-2 District.

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§ Z-XXX. Vehicular Access for Residential Development

A. Any plans for residential development pursuant to §Z-XXX.X of this zone shall provide for the following:

1. North Union Street Driveway: A two-way driveway shall be provided to serve as a vehicular and pedestrian access between North Union Street and off-street parking serving the new residential dwellings or non-residential uses.

Elm Street Driveway: The existing driveway at Elm Street shall be closed to all vehicular traffic.

INTRODUCTION AND FIRST READING: October 23, 2025

PUBLIC HEARING AND SECOND READING: November 20, 2025

XII. DISCUSSION

xiv. **Sweeper end date:** December 5 or December 12

XIII. CORRESPONDENCE

XIV. ANNOUNCEMENTS

NEW JERSEY LEAGUE OF MUNICIPALITIES: The Clerk's office will be closed on Monday afternoon, November 17 and Tuesday, November 18 for training.

THANKSGIVING OFFICE CLOSURES: All City Offices will be closed for Thanksgiving on Thursday and Friday, November 27 and 28.

ANNUAL TREE LIGHTING: December 1, 2025, at 6 pm at the corner of Bridge and South Union Street.

MENORAH LIGHTING: December 17, 2025, time to be determined.

FOOD DRIVE COLLECTION AT CITY HALL: Until the SNAP crisis is resolved, won't you please help those Lambertville residents who have been and continue to do without, through no fault of their own?

COUNTY ELECTRONICS & HAZARDOUS MATERIAL RECYCLING

DAYS: Hunterdon County is offering their final electronics and hazardous material recycling days for 2025 in November.

ELECTRONICS RECYCLING is this Saturday, 11/15 from 9 AM to 1 PM

HOUSEHOLD HAZARDOUS WASTE is next Saturday, 11/22 from 9 AM to 1 PM

Both events are rain or shine and will be held at the Route 12 County Complex in Flemington.

XV. PUBLIC PARTICIPATION/CONSTITUENT CONCERNS

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XVI. CLOSED SESSION: *The Governing Body may go into closed session to discuss attorney/client matters related to potential contracts and litigation, pursuant to N.J.S.A. 10:4-12(b)(7).*

XVII. ADJOURNMENT

ⁱhttps://en.wikipedia.org/wiki/Effects_of_Hurricane_Sandy_in_New_Jersey

ⁱⁱ<https://www.mycentraljersey.com/story/news/local/2022/09/01/nj-hurricane-ida-floods-deaths/65418809007/>

ⁱⁱⁱ <https://www.ncei.noaa.gov/access/billions/state-summary/NJ>

^{iv}<https://www.forbes.com/sites/roberthart/2024/04/17/climate-change-will-cost-global-economy-38-trillion-every-year-within-25-years-scientists-warn/>

^v<https://mediarelations.gwu.edu/media-tip-sheet-climate-change-costs-us-roughly-150-billion-each-year-new-report-finds>

^{vi}<https://www.pbs.org/newshour/nation/north-carolina-calculates-at-least-53-billion-price-tag-for-hurricane-helene-damages>

^{vii} <https://climateanalytics.org/press-releases/oil-and-gas-majors-could-have-paid-for-their-share-of-climate-loss-and-damage-and-still-earned-10-trillion-usd-new-report>

^{viii} New York State has estimated it will receive \$3 billion per year from its Climate Superfund Act.
<https://www.amny.com/opinion/climate-change-superfund-act-affordability-crisis-new-york/>

^{ix} Excerpt from 9/2024 letter from economist Joseph Stiglitz to New York Governor Kathy Hochul. Letter available on request.