

City of Lambertville

ORDINANCE NUMBER 15-2021

*An Ordinance to Amend Zone Line Change and the Zoning Map of the City of Lambertville for Properties Known as Block 1042, Lots 25 and 26*

**WHEREAS**, in 2010, pursuant to Resolution 6-2010, the Planning Board approved a minor subdivision (boundary line adjustment) for the subject lots creating the “flag pole” from Bridge Street to the remainder of lot 26, and

**WHEREAS**, on June 16, 2015, the City adopted an ordinance to rezone the properties fronting on Bridge Street and Ferry Street to remove the split zoning so that all of the properties fronting on Bridge Street were in the CBD district and all of the properties fronting on Ferry Street were in the R-2 district, and

**WHEREAS**, the “flag pole” fronting on Bridge Street was zoned R-2 since the majority of lot 26 and the principal use of lot 26 had frontage along Ferry Street, and

**WHEREAS**, on December 16, 2020, pursuant to 1-2021, the Planning Board approved a minor subdivision (boundary line adjustment) approval to reconfigure lots 25 and 26 such that the “flag pole” was added back to lot 25 and the new common lot line between lots 25 and 26 were adjusted, and

**WHEREAS**, the minor subdivision approval resulted in two split zoned lots, and

**WHEREAS**, Condition 7 of the Planning Board approval requires the applicant to apply for a zoning map amendment to remove the split zoning from both lots 25 and 26 as a result of the minor subdivision approval, and

**WHEREAS**, the applicant submitted an application to rezone lot 25, fronting on Bridge Street, to be entirely within the CBD district and lot 26, fronting on Ferry Street, to be entirely within the R-2 district, and

**WHEREAS**, the Governing Body introduced the rezoning ordinance on May 20, 2021, and

**WHEREAS**, the Planning Board members and board professionals recommended the properties in question be rezoned to remove the split zoning on both lots, and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY**

**OF LAMBERTVILLE**, in the County of Hunterdon and the State of New Jersey, that the "Zoning Ordinance", of the Code of the City of Lambertville (2014) (hereinafter “Code”) is hereby amended and supplemented as follows:

**SECTION 1.** Amend Subsection 301, “Zoning Map”, of the Code of the City of Lambertville (2014) to read as follows:

## **§301 ZONING MAP**

- A. The boundaries of these districts are hereby established as shown on the map entitled “Zoning Map of the City of Lambertville”, dated May 14, 2021 and as it may be amended pursuant to law.

Editor’s Note: The Zoning Map may be found at the end of this Zoning Ordinance.

B. Zoning Map Amendments.

1. No Change
2. No Change
3. No Change
4. No Change
5. Police Station Redevelopment Zone: An Ordinance to Amend the Zoning Map of the City of Lambertville to create the Police Station Redevelopment Area that creates a realistic opportunity for housing that is affordable to very-low, low-, and moderate income households. The Police Station Redevelopment Zone contains Block 1003, Lot 3.
6. Vaughn Rezoning: An Ordinance to rezone Block 1042, Lots 25 and 26 to remove the split zoning on both lots such that Lot 25, in its entirety, will within the CBD zone and Lot 26, in its entirety, will be within the R-2 zone.

**SECTION 2.** If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the Courts to be invalid, such adjudication shall apply only to the subsection, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

**SECTION 3.** This Ordinance shall take effect upon final adoption, publication and the filing of a copy of said Ordinance with the Hunterdon County Planning Board, all in accordance with the law.

INTRODUCED: May 20, 2021  
PUBLIC HEARING AND FINAL ADOPTION: June 24, 2021

**CLERKS CERTIFICATE**

I, Cynthia L. Ege, CMR, RMC, Clerk of the City of Lambertville, in the County of Hunterdon, State of New Jersey, HEREBY CERTIFY as follows:

1. I am the duly appointed Clerk of the City of Lambertville, in the County of Hunterdon, State of New Jersey (herein called the "City"). In this capacity, I have the responsibility to maintain the minutes of the meetings of the governing body of the City and the records relative to all ordinances and resolutions of the City. The representations made herein are based upon the records of the City.
2. Attached hereto is a true and complete copy of an ordinance passed by the governing body of the City on first reading, May 20, 2021 and finally adopted by the governing body on \_\_\_\_\_.
3. On May 21, 2021 a copy of the ordinance and a notice that copies of the ordinance would be made available to the members of the general public of the municipality who requested copies, up to and including the time of further consideration of the ordinance by the governing body, was posted in the principal municipal building of the City at the place where public notices are customarily posted. Copies of the ordinance were made available to all who requested them.
4. After final passage, the ordinance, a copy of which is attached hereto, was duly published on \_\_\_\_\_. No protest signed by any person against making the improvement or incurring the indebtedness authorized therein, nor any petition requesting that a referendum vote be taken on the action proposed in the ordinance has been presented to the governing body or to me or filed in my office within the 20 days after the publication or at any other time after the final passage thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Cynthia L. Ege, CMR, RMC, City Clerk

(Seal)