



**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**March 7, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union**  
**Street, Lambertville**  
**AGENDA**

**STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT**

Mayor Nowick called the meeting to order at 7:00 p.m. and he asked the city clerk to read the statement of compliance with the Open Public Meetings Act into the record.

The city clerk read the following statement into the record: This meeting is being held in compliance with the Open Public Meetings Act with the meeting schedule provided to the Trenton Times and the Hunterdon County Democrat. The meeting agenda was posted on the bulletin board at city hall and the city's website at [www.lambertvillenj.org](http://www.lambertvillenj.org). The meeting notice was provided to the Trenton Times, the Hunterdon County Democrat, to the members on the listserv, department heads, and to the city engineer.

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

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

Please note: we have made some changes to our Zoom account due to issues with public comment during our last council session. The city reserves the right to remove anyone who displays behavior that is offensive.

**ROLL CALL**

The city clerk called the roll as follows:

Present: Councilwoman Lambert, Councilman Sanders, Councilman Stegman, Council President Taylor, Mayor Nowick

Also present: Cynthia Ege – City Clerk, Michael Humphrey – Deputy Clerk

**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

Mayor Nowick led the public in the Pledge of Allegiance and a moment of silence for the people in the Ukraine.

**PUBLIC PARTICIPATION**

Mayor Nowick addressed the public with information about Cannabis, Commercial recreational use of cannabis. City Council held several hearings to gauge interest, July 22, 2021, council held a public hearing, amending land use regulations to permit class 5 cannabis, permitting 4 in the city, with preference for 2 micro.

Council will consider whether to authorize or reject three applications.

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**March 7, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 2**

Public comment period has been moved to the beginning and will not hold comment at the end. One public comment period tonight.

Last council meeting, council refined public comment policy, and Mayor Nowick read the rules into the record.

Cynthia Benneduce expressed concern about traffic congestion; customers from PA and other counties in NJ, traffic at peak times; and trucks from Niece Lumber. Staffing: anticipating 10 sales people, budtenders, transactions will be 10 minutes each, if each budtender is dealing with 6 customers, that 60 vehicles coming in on the narrow driveway. The space formerly dig yoga is vacant and huge. If we add the cars that come in for dig yoga the sky's the limit.

Susan Turkheimer commented that medical marijuana has to be 1,000 feet from a school. She felt very little thought went into the decision to approve the application by the planning board. She expressed concern for traffic. Mayor Nowick commented that the 500 feet was by ordinance not by planning board.

Carolyn Buckley, President of the River's Edge HOA, commented that the majority of the people are concerned about traffic and public safety. They appreciate the Planning Board's decision for traffic study. She asked that the city keep them informed and she asked that the city ask the people who will be most affected. We are here ready to be involved for solutions.

Lauren Braun Strumfelds commented that the public comment at the planning board meeting didn't begin until 1 am and she felt that the residents were not fully heard because of the late hour. She had four areas of concern: 1: proximity to LPA, 2: Quality of life with special consideration from Ida, we have not come back, 3: that opening of a marijuana business would not bring benefits to residents on the street, and 4: the number of variances demonstrated needed for this building. Concerns for the building include: blind corner, narrow, trucks, ramp, tightest corner, and no visibility from west to east.

Larry Rack commented about an older statute, requiring a 1,000 foot drug free distance from schools. He asked that the governing body reconsider the 500 distance a door to door distance because there is still federal liability for drug facilities within 1,000 feet.

Carol Hoekeg commented that she was unable to attend last week and the planning board would not accept written comments. She shares the concerns previously expressed regarding traffic, Elm, North Union, speed humps not put back in yet and the devastation from IDA. She asked if this is the right time to approve and support a business since the Ordinance was adopted prior to IDA. She asked that the council take this into consideration. She expressed concern about surveillance.

Bart Thurber commented that there was a vivid contrast to the process the three applicants took with communicating with the residents. He recognized Councilman

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**March 7, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 3**

Sanders and the residents who worked on the ordinance. He said many recommended micro businesses only. He expressed concern for the volume of business with the two other applications because they are not classified as a micro business. These things matter to us: reasonable, manageable, and sustainable.

Jacklyn Marmaro objected to the process. She felt she hardly got any notice, the application was shoved down our throat, and the planning board rushed this through. She expressed concern about traffic and said the traffic is impossible on a weekend.

Evan Straley commented that he would much rather buy pot in town. He expressed concern for the NIMBY attitude (not in my back yard). He was shocked at the anti-business attitude and felt that this was the right move. We could have an economy that is truly local and he would rather walk down a block than drive 40 minutes to another facility.

Chris Tenive commented that he spoke in February in support of Baked by the River. There is support from both users and nonusers, even more sure of the fact that they should be allowed to operate and they are the right kind of business to operate in our community.

Diane Kushel commented that she resides the closest to the Union Chill site and she expressed concern for safety and the volume of traffic. She said she moved here 18 years ago with 5 year old son and she wouldn't buy her house to raise a five year old son today.

Kelly Bolding commented that she was in support of the applications and felt it was the ideal situation for Lambertville. It is in line with values that Lambertville supports, equity and inclusions and support women indigenous business in the right way. This is an opportunity to let them model for how we want to do this.

Shaun Ellis commented that he is on the board of education but is speaking personally. He reiterated his full support of Baked by the River and other businesses of that scale. He said he wanted to see all of the businesses succeed. This is an opportunity to lead and to do that we want to make appropriate decisions and scale up rather than scale back. He asked the governing body to revisit the ordinance because he believes it is a mistake to completely ban class 6 delivery service and could look to mitigate traffic flow.

Bennet Chester commented that he is a resident of New Hope and feels Jersey Girlz is too large of a scale, over 2600 square feet for storage; and there is no cap on how much they can sell. New Hope already has trouble with the intersection. The business doesn't fit – not the right tone.

Michelle Harris, 26 Church Street, spoke in support of Baked by the River. She said the size of business, the appropriateness, and she was impressed by data by neighbors and community members. She expressed concern for the location of the Jersey Girlz due to traffic issues. She appreciates the traffic studies. We talked about the three applications. I wonder, I respect the planning thoughtfulness and I think Baked by the River hit the

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**March 7, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 4**

mark, the other two missed the mark in terms of suitability and tenor of what the town can accommodate. Can they go back and do it as a micro business or if they want to continue as a larger business can they reconsider location. One opportunity for someone to open on the south side and as a micro business. Still an opportunity to get this right and ask to approach in mind.

Jennifer Jakubowski echoed Michelle Harris' comments. She said the scope, scale, nature, are moving too quickly. She was disheartened at the planning board, wanted to be community based, but no one has been contacted.

Doug McLeod said he voted for referendum, these kinds of micro businesses bring business to Lambertville, and he couldn't be happier that this application has been so well done. He expressed concern for the other two applications and said no one from Jersey Girlz contacted Lambert Lane residents. He expressed concern for traffic.

Dylan expressed concern for the traffic and asked the governing body to hold off until we see results.

Mayor Nowick asked for a motion to close the public comment period. Councilman Sanders made the motion and Councilwoman Lambert seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present.  
MOTION CARRIED.

## **GRANT APPLICATION**

NFWF Delaware River – Christiana Pollack, GISP, CFM

Christiana Pollack, senior project manager and senior ecologist at Princeton Hydro, Foundation grant applying on behalf of City. Ms. Pollack is also a volunteer who works on the CRS Committee with the City Clerk and she resides in Lambertville.

She informed the members of the governing body that the NFW foundation is seeking proposals to restore ecological value and restore resiliency. We are looking at Closson site as the focus area for the grant. The plan includes: following: restoring various functions, providing educational opportunities, and passive recreation opportunities. It also includes stabilization for the Creek. All have methods to decrease downstream impacts. Applications are due at the end of the month, and she is working with the Parks and Recreation Commission and the Environmental Commission on the grant. The size of the grant is from \$250,000 up to a maximum of \$1,500,000. This is a matching grant and the match can be provided with in-kind support. We will incorporate students to help with planting. The city will be the applicant and Princeton Hydro will manage it.

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**March 7, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 5**

Mayor Nowick commented that this will dovetail our work and expectations with green acres. There will be plenty of time for public comment and council comment during the planning phase and this is the very beginning.

**CANNABIS APPLICATIONS**

BAKED BY THE RIVER CANNABIS APPLICATION

Mayor Nowick asked for Council questions or comments.

Members of the governing body commented that the applicants provided a substantial amount of documentation and asked questions regarding the flow, identification and if it will continue to be by appointment only, and supply.

Ms. Villars gave the following answers:

- **APPOINTMENT ONLY:** Intent is by appointment only to start off to get a sense of the flow.
- **NUMBER OF PEOPLE** we can have is 8, so we can't have more than that and that includes bud tenders.
- **Walk-ins:** In the future, if we find the traffic is light, we may want to offer walk-ins.
- **IDENTIFICATION:** when people come to check in they will have their state identification to prove as part of the US system. We will have all of their information in the security vestibule of the shop.
- **VISITOR PASSES:** The site is small, few customers at a time, won't get into visitor passes or escorts.
- **PARKING:** ADA accessible parking space in the back lot.
- **OUTREACH:** She spoke with dozens of store owners and has their contact/phone numbers. They are interested in forming a Church Street CO-OP to be able to promote business on our street and they want to support neighbors. She believes there will be a big rush and then will kind of normalize.
- **SUPPLY:** Has to be grown in New Jersey. She has met with Green Medicine in West Amwell. She has also talked with others to offer a variety of products. Green Medicine is in the last stages of the application process as well.
- **TRAFFIC FLOW:** In the beginning, they anticipate a higher volume of traffic and suspect it will normalize.

**RESOLUTION NUMBER 55-2022**

*A Resolution of the Governing Body in the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, to Authorize the Cannabis Application Filed by Baked by the River, LLC for Submittal to the State of New Jersey*

WHEREAS, Baked by the River, LLC filed an application with the following agencies in the City of Lambertville:

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**March 7, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 6**

- Zoning Permit
- Planning Board, application approved on February 23, 2022
- City Clerk's Office, application filed on January 5, 2022

WHEREAS, the application approved by the Planning Board was conditioned upon the following:

1. Proof of outside agency approval, including, but not limited to; State Cannabis License, DRCC and HPC for the sign.
2. A Certificate of Occupancy is required within one-year of approval.
3. Dedication to the City of 20-foot half-width Right-of-Way of Church Street.
4. Clarification on lot lines, via survey.
5. Address the drainage in the rear yard.
6. Comply with the City of Lambertville Hours of Operation Ordinance.
7. Comply with State Product Sale Limits.
8. Provide the Lambertville Police Department full access to the video surveillance system.
9. If the Alternate Site Plan illustrating two (2) parking spaces is to be utilized, then the Applicant shall come back in front of the Board.
10. Waste produced from the sale of cannabis shall be returned to the manufacturer and not disposed of in the City refuse.
11. Applicant shall provide Historic Preservation Commission approval letter prior to the issuance of permits for the window film.
12. There shall be no baking on premises.

WHEREAS, the Certified Municipal Finance Officer has certified that the financial plan was submitted in the application; and

WHEREAS, the City Attorney has reviewed the application and all subsequent documents submitted and has deemed the application is complete; and

WHEREAS, the City Clerk has certified that all fees have been paid to the City of Lambertville in accordance with the Ordinance.

WHEREAS, the Governing Body of the City of Lambertville held a special meeting on Monday, March 7, 2022 to review the application for consideration in approving for the submission to the State of New Jersey.

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 Baked by the River, LLC has completed all of the required steps in Ordinance Number 16-2021, the application was the subject of a public hearing before the city of Lambertville's Planning Board and Governing Body; the CMFO, City Attorney and City Clerk have all reviewed the application and have deemed it is consistent with the ordinance.

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**March 7, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 7**

BE IT FURTHER RESOLVED that the Governing Body hereby approves the application with the conditions established by the Planning Board.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized to issue a certified copy of this resolution to the applicant for inclusion in their application to the State of New Jersey.

ADOPTED: March 7, 2022

Mayor Nowick asked for a motion to approve the resolution authorizing the City Clerk to issue a certified copy of the resolution to the application for inclusion in their application to the State of New Jersey. Councilman Sanders made the motion and Councilwoman Lambert seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

UNION CHILL CANNABIS APPLICATION

Mayor Nowick asked for council questions and/or comments.

Members of the governing body received a good deal of emails and comments from the public. Recognizing that this was a big decision for Lambertville, they expressed concern for their role in the last two applications and in giving consideration to the conditions established by the Planning Board and the traffic study.

GOVERNING BODY'S ROLE:

Kevin McManimon, the City Attorney asked for a moment of reflection, so that everyone understands the process:

- CRC will open the doors to start the process on March 15.
- TRAFFIC STUDY: Planning Board's condition of a traffic study cannot be met by that date.
- PROCESS:
  - By definition, it will permit the applicants to submit to the cannabis regulatory commission for their license and then subsequently that condition can be analyzed by the members.
  - There will be activity in Lambertville after tonight, assuming the application is approved and then submitted to the state. The definition in the resolution for the planning board and unspecified neighbors, is generality baked into the process.
  - that consultant will undertake study, first level of professional consultant. Board professionals, Lt. Brown, neighbors will review it – second level. No requirement here that then be reported back to the board for another decision, it might just be a report back to the board. This is not a group that meets in a way that is governed by the OPMA. Whatever document is generated in the resolution compliance process.
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**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**March 7, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 8**

- **AUTHORITY:** The governing body is already handing off some authority to board professionals and consultants in the normal course of business about a condition that was imposed. From a legal standpoint it is not necessary to add another level at the council level. After the committee meets they will report back to the council. The applications will already be submitted to CRC and they will report back to the governing body in a way that is similar to what they will report back to the planning board in the normal use of report compliance.
  - **PLANNING BOARD CONDITIONS IMPOSED:** The application will not be approved if the conditions are not met and they already incorporated a condition subsequent that the applicant is going to have to demonstrate that it's proposal satisfies, the terminology, characterize what would happen in April, May, June if the board professionals find it is insufficient, by its own terms, the application will have failed regardless of the CRC.
  - The issue is an important issue, traffic issues are dealt with in the course of applications, there are standards that guide professionals, certain people in the process will emerge as the most significant voices.
  - Is the action arbitrary, capricious or supported by standards in that industry? People who make that decision are planners on a regular basis typically at the planning board and not the governing body. This is an unusual process, and a little unusual to have this kind of back and forth and we are already doing things differently. Whatever you decide and can articulate a reasonable condition, and you are going to likewise grant conditions, framed in a way that can be measured using standards in an industry that drives something that is fair.
- **COUNCIL CONDITIONS:** there is nothing that prohibits you to implement if you want to play a decision making role in the same way that the planning board is. It is uncommon, and normally addressed at the planning board and with its professionals.
  - Makes sense for the planning board to make the decision.
  - we cannot act in an arbitrary capricious manner, if the planning board is looking at standards and evaluating based on those standards and come forward and say we think this addresses the interest in the community, then it would be difficult; we would need a strong reason. We need to go in with our eyes open that if their professionals are telling us yes, then it would be hard, absent compelling reasons that came out afterwards.
  - Part of being a professional is applying your own professional judgment.
  - Frequently neighbors object to development, but if the planning and engineering standards are met, then the developer is going to be able to develop the property. Common experience in the development world. The things you are talking about are not that unusual when you are weighing against identifiable zoning standards.
- **RENEWAL PROCESS:** the licenses are renewed annually,

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**March 7, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 9**

- Should be added to the ordinance renewal process.
- Statute does not grandfather – governed by code amendment, adopted since the previous permit that was renewed. Read into the record by an attorney.
- Basically in the best interest of the applicant to make sure that whatever is agreed on for traffic and circulation could supersede with further restrictions.
- **ORDINANCE:** Amend our ordinance and in a year we find that the traffic is unsustainable we can impose a time restriction.

The governing body took a 10 minute break at 8:54 pm. The meeting resumed at 9 pm.

Mayor Nowick read the resolution into the record.

Questions/comments:

Laurie McHugh was asked to come to the dais to answer questions.

**LEASE:** The lease provided expires at the end of this month and he asked for clarification. Ms. McHugh informed the members of the governing body that it was a temporary lease to hold it and we are in the process of renegotiating a five year lease with a five year option to renew with an out clause should the State not approve their application.

**LOADING AREA:** clarification about the loading area and deliveries. Ms. McHugh informed the members of the governing body that deliveries will be made in a truck the same size as a UPS truck and will come in the back door in the loading dock and will go right into the safe.

**ESCORT PROCESS:** Ms. McHugh explained that it isn't an escort but a waiting area surrounded by a glass wall. There will be a security guard in the parking lot to control traffic. People can wait in the car to be buzzed in. Security will not be armed. Ms. McHugh offered that they will have one budtender per person.

**WALK-INS:** Ms. McHugh commented that the plan is to have a waiting list and will text them when they are able to come in. Discussion ensued.

- by appointment only is important and it lends itself better to moderate traffic in a way a doctor's office would. We don't know what supply and demand is and we could be overwhelmed.
- the vehicular traffic gives the concern of the neighborhood especially on a weekend. I don't think Monday through Friday is going to be a concern.

Ms. McHugh informed the members of the governing body that they will start with appointments only as it is the only way to control.

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**March 7, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 10**

EMPLOYMENT: Ms. McHugh commented that they will be unionized, with long-term employment for residents. It is very important to the owners to hire locals. They don't want to wreck the landscape, and if it gets too much we will go to all appointments.

Mayor Nowick informed the governing body that for the application before the planning board, he recused himself. The City Attorney has determined for this application before the governing body, he does not need to recuse himself in this manner.

**RESOLUTION NUMBER 56-2022**

*A Resolution of the Governing Body in the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, to Authorize the Cannabis Application Filed by Union Chill Cannabis Company, LLC for Submittal to the State of New Jersey*

WHEREAS, Union Chill Cannabis Company, LLC filed an application with the following agencies in the City of Lambertville:

- Zoning Permit
- Planning Board Application: approval was granted on March 2, 2022
- City Clerk's Office: filed on January 31, 2022

WHEREAS, the application approved by the Planning Board was conditioned upon the following:

- Provide approval from outside agencies, including, but not limited to, the State of New Jersey Cannabis License, D&R Canal Commission and Historic Preservation Commission.
- Comply with the sale limitations, as specified in the standards for the cannabis retailer conditional use.
- Obtain a building permit or Certificate of Occupancy within one year of approval.
- Cannabis waste will be sent back to the cultivator/manufacturer for disposal.
- There shall be no baking on the premises.
- Property owner will work with neighbors (lots 29-34) to designate specific parking spaces.
- "No Parking" signs will be posted along the property line in common with lots 32-34 adjacent to the driveway from Elm Street.
- The applicant will direct customers to utilize the COVA system on the website to pre-register for appointments or pre-order products.
- All ADA parking spaces will have curb stops installed and will be asphalt or concrete.
- The current location of the refuse containers are within the Special Flood Hazard area. The applicant agrees to relocate these containers.
- A loading area will be added adjacent to the ADA parking spaces, pending grading/slopes.
- The applicant has agreed to provide a truck turning plan to demonstrate adequate maneuverability for the largest piece of fire apparatus to access the site.
- The Lambertville Police Department will have full access to the video surveillance system.
- All video surveillance will be retained for at least 30 days, which is in compliance with the State regulations.
- A Traffic Study shall be prepared by one of three (3) independent Traffic Consultants recommended by the City. The results of the Traffic Study shall be reviewed by a committee consisting of several members of the Planning Board, the Board Professionals, the Lambertville Police Department, and neighbors in order to prepare a Traffic Control

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**March 7, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 11**

- Plan. It should be noted that if the Board Professionals and Lt. Brown find the study to be insufficient to remedy the traffic concerns, then the application will not be approved.
- The applicant must comply with the City ordinance regarding the size of the proposed sign, which is 16 square feet.
  - Approval from the Historic Preservation Commission is required for the proposed sign, the ADA chair lift, and any potential window treatments, as necessary, to comply with State regulations regarding window transparency for cannabis uses.
  - The registered surveyor must sign and seal the existing condition plan(s).

WHEREAS, the Certified Municipal Finance Officer has certified that the financial plan was submitted in the application; and

WHEREAS, the City Attorney has reviewed the application and all subsequent documents submitted and has deemed the application is complete; and

WHEREAS, the City Clerk has certified that all fees have been paid to the City of Lambertville in accordance with the Ordinance.

WHEREAS, the Governing Body of the City of Lambertville held a special meeting on Monday, March 7, 2022 to review the application for consideration in approving for the submission to the State of New Jersey.

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 Union Chill Cannabis Company, LLC has completed all of the required steps in Ordinance Number 16-2021, the application was the subject of a public hearing before the City of Lambertville's Planning Board and Governing Body; the CMFO, City Attorney and City Clerk have all reviewed the application and have deemed it is consistent with the ordinance.

BE IT FURTHER RESOLVED that the Governing Body hereby approves the application with the conditions established by the Planning Board on March 2, 2022.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized to issue a certified copy of this resolution to the applicant for inclusion in their application to the State of New Jersey.

ADOPTED: March 7, 2022

Mayor Nowick asked for a motion to approve the resolution authorizing the City Clerk to issue a certified copy of the resolution to the application for inclusion in their application to the State of New Jersey. Council President Taylor made the motion and Councilman Sanders seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

**JERSEY GIRLZ CANNABIS APPLICATION**

Mayor Nowick asked for council questions or comments.

Lambert: Jennifer – Council and Barbara Semple were present.

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**March 7, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 12**

**QUEUING:** Barbara Semple, and the Attorney for Jersey Girlz commented that during the first couple weeks to a month, they plan on appointments. All queuing will be handled inside. Customers will come in, greeted by a security guard who checks identification, and then buzzed into another room where identification will be checked again. Bud tenders buzz you in buy order and exit.

**EMPLOYEES:** Depending on the traffic study, they plan to have 12/15 employees, 7 – 10 are bud tenders, they can handle 7 – 10 customers at a time, and appointments will be for 15 minutes. Retail area, 2,500 for all public areas, includes bathrooms, under 2,000 sq feet.

**SECURITY:** We recently started our security discussions with local law enforcement, asked to consider armed guards. They will abide by law enforcement. Security will be permanent outside; parking attendants may need to be forever.

**ENGAGEMENT AND OUTREACH:** Ms. Semple informed the governing body that they started to do outreach and have the names of those for community involvement. Community Outreach will be ongoing, through opening day week, first month and continue onward as we learn what the traffic flow will be. Councilwoman Lambert suggested they start by engaging Bart Thurber. Rich Mongelli, one of the attorneys for Jersey Girlz commented that he reached out to Mr. Thurber the day after the planning board meeting and asked him if he was the right contact to get representatives from Lambert Lane. He also said he received three traffic consultants' names today. They are not ready to schedule the meeting as of this date, but we will shortly.

Jennifer, the attorney for Jersey Girlz commented that this business only works if its neighbors support it. There are three applications for dispensaries in West Amwell, five in Ewing and people won't want to go three towns over. Only works to the extent they do the outreach. Total priority.

Mayor Nowick and Councilwoman Lambert expressed concern for their lack of engagement early in the process. They asked the applicants to keep that in mind as you talk about neighbors. Jersey Girlz was encouraged to start reaching out to neighbors asap and to not wait for the traffic study.

**LOADING AREA:** delivery will be in a container size/panel truck, the size of a smaller, fed ex truck. We estimate deliveries will be made once a week, based on flow and need and will keep it to business hours during the day. We expect it to be once a week. We started to reach out to suppliers, but haven't scheduled it. Smaller vans can be pulled into the garage, and brought upstairs. They are not anticipating larger scale receipts. The loading dock is on the second floor. We would address it as it comes up.

**SUPPLY CHAIN/DELIVERY SERVICE:** we cannot restrict its delivery. Even if we ban them they cannot , they can deliver to Lambertville but they need to be licensed.

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**March 7, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 13**

The City Attorney read the definition of cannabis retailer into the record. “may use cannabis delivery or a certified cannabis” if you are a retailer you cannot deliver but deliverers can come and get them from you to deliver. Cannot do both. If you have a customer in Lambertville can you deliver? No – this business cannot. Has to be a delivery service.

The City Planner, Emily Goldman commented that Lambertville did not allow the class 6 license. But if West Amwell allowed it, Lambertville residents could have it delivered by that. You can only have one of the six licenses. Can only have one.

TRAFFIC: traffic has been their consideration and they will do as the planning board asked us.

PARKING SPACES: The tenant on the other side, has easement spaces, even though the lot is large, with 118 parking spaces, when you take away ADA, and the easements allocated to Lambert Lane, there are 96 floating spots. The Ordinance requires 1 space for every 300 square feet, 33 - 36 spaces will be needed. There are 96 spaces available minus what is needed by Minnow and Wasco. The parking includes employees, 15 employees, 15 minute signs to identify public spaces.

ACCESS ISSUES: The building itself is a great place but getting in is a challenge. The company is owned by Kathy Leventhal and her daughters. Her family has owned this for two decades and they previously had a brewery, and a gym. It has been vacant for a while. It isn't going to be 80 people an hour for every hour, 7 days a week because there aren't enough bud tenders. Ms. Semple said they understand the space and that they will have challenges.

LICENSING AT STATE: CRC is not restricting the limit at the state level, municipalities can. Towns within 15 mile radius, could be 21. Princeton, Pennington, Ewing, West Amwell, Flemington, does not include Trenton.

**RESOLUTION NUMBER 57-2022**

A Resolution of the Governing Body in the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, to Authorize the Cannabis Application Filed by Jersey Girlz, LLC for Submittal to the State of New Jersey

WHEREAS, Jersey Girlz filed an application with the following agencies in the City of Lambertville:

- Zoning Permit
- Planning Board: approved on February 23, 2022
- City Clerk's Office: filed on February 24, 2022

WHEREAS, the application approved by the Planning Board was conditioned upon the following:

- Proof of outside agency approval including but not limited to: State Cannabis License, DRCC, HPC for sign;

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**March 7, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 14**

- Providing Lambertville Police full access to the video surveillance system;
- Obtaining a Flood Hazard Area Development Permit from the city's Floodplain Administrator;
- A Certificate of Occupancy is required within one year of approval;
- A survey of the existing slopes of the ADA spaces adjacent to the primary building access for the review and approval by the Board Engineer, including proper signage and pavement markings;
- An updated site Plan that identifies:
  - The dimension and truck maneuvers for the loading area;
  - A crosswalk for the three parking spaces just to the north of the loading area;
  - The locations and sign details for the 15-minute parking signs;
- The submission of a lighting plan to be reviewed and approved by the Board professional;
- A Traffic Study shall be prepared by one of three (3) independent traffic consultants recommended by the City;
- The result of the traffic study shall be reviewed by a committee consisted of several members of the Planning Board, the Board Professionals, the Lambertville Police Department, and neighbors in order to prepare a Traffic Control Plan. It should be noted that if the Board Professionals and Lt. Brown find the study to be insufficient to remedy the traffic concerns, then the application will not be approved.

WHEREAS, the Certified Municipal Finance Officer has certified that the financial plan was submitted in the application; and

WHEREAS, the City Attorney has reviewed the application and all subsequent documents submitted and has deemed the application is complete; and

WHEREAS, the City Clerk has certified that all fees have been paid to the City of Lambertville in accordance with the Ordinance.

WHEREAS, the Governing Body of the City of Lambertville held a special meeting on Monday, March 7, 2022 to review the application for consideration in approving for the submission to the State of New Jersey.

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 Jersey Girlz, LLC has completed all of the required steps in Ordinance Number 16-2021, the application was the subject of a public hearing before the city of Lambertville's Planning Board and Governing Body; the CMFO, City Attorney and City Clerk have all reviewed the application and have deemed it is consistent with the ordinance.

BE IT FURTHER RESOLVED that the Governing Body hereby approves the application with the conditions established by the Planning Board on February 23, 2022.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized to issue a certified copy of this resolution to the applicant for inclusion in their application to the State of New Jersey.

ADOPTED: March 7, 2022

Mayor Nowick asked for a motion to approve the resolution authorizing the City Clerk to issue a certified copy of the resolution to the application for inclusion in their

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**March 7, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 15**

application to the State of New Jersey. Councilwoman Lambert made the motion and Councilman Stegman seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

**ADJOURNMENT**

Mayor Nowick asked for a motion to adjourn the meeting at 9:52 p.m. Councilwoman Lambert made the motion and Councilman Sanders seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,

Cynthia L. Ege  
CMR, RMC, City Clerk