



**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**April 5, 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 notice to the Trenton Times and the Hunterdon County Democrat, and the meeting notice provided to individuals on the listserv, department heads, the city attorney and city engineer.

This meeting is being streamed live and recorded using the Zoom Meeting Platform.

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

**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.

**RESOLUTIONS**

**PERSON-TO-PERSON TRANSFER ABC LICENSE**

Mayor Nowick informed the members of the public present that the public hearing for this application is being delayed to the April 21 session.

**SPARKLE WEEK**

Mayor Nowick advised the members of the public that Sparkle Week will be held in May and that the process will mirror the 2021 Sparkle Week in that participants will need to pay for the items they are disposing of.

RESOLUTION NUMBER 64-2022

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**April 5, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 2**

*A Resolution to Define the Items and Procedure for Sparkle Week for the 2022 Calendar Year*

WHEREAS, Sparkle Week has become a treasured event in the City of Lambertville; and

WHEREAS, the Governing Body would like to continue with this tradition and is scheduling the 2021 event for the following dates:

- Zone One: Tuesday pick-ups: May 10, 2022
- Zone Two: - Wednesday pick-ups: May 11, 2022
- Zone Three – Thursday pick-ups: May 19, 2022
- Zone Four – Friday pick-ups: May 20, 2022

WHEREAS, the following rules are in place to govern Sparkle Week:

- You can start placing your garbage to the curb the Sunday before your scheduled Sparkle pick-up.
- You cannot place additional items out once your garbage has been picked up.
- Up to 4 forty pound bags of garbage will be accepted without a fee;
- The official end date for Sparkle Week is May 24, 2022 and a fine of \$250 will be imposed for all unpermitted items placed to the curb.

WHEREAS, participants will need to purchase a Bulk Permit which will be made available through the City’s website at [www.lambertvillenj.org](http://www.lambertvillenj.org); and through the City Clerk’s Office; and

WHEREAS, there will be no refunds; and

WHEREAS, the Public Works Department will tag all items that have not been properly paid for with a sticker directing people to the Clerk’s Office.

WHEREAS, the following items will be disposed of at the following fees:

ITEM	PLASTIC BAG REQUIRED	FEE PER ITEM \$
Appliances (misc.)		\$15.00
Bag for garbage (extra 40 pound bag)		\$7.50
Bathtub		\$50.00
Bed Frame		\$10.00
Chair- Upholstered	YES	\$15.00
Chair – Wood/Light Metal		\$10.00
Couch/Sofa/Sectional	YES	\$50.00
Desk		\$25.00
Dishwasher		\$15.00
Door/Window		\$15.00

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**April 5, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 3**

Dresser		\$25.00
Dryer		\$15.00
Entertainment Center		\$35.00
Footboard		\$15.00
Grill (without gas tank)		\$15.00
Headboard		\$15.00
Hopper Load		\$75.00
Love Seat	YES	\$35.00
Mattress or Box Spring – Twin/Single	YES	\$20.00
Mattress or Box Spring – Full/Double	YES	\$30.00
Mattress or Box Spring – Queen	YES	\$40.00
Mattress or Box Spring – King	YES	\$50.00
Plastic Furniture Bag		\$5.00
Rug – Larger than 9’ x 12’	YES	\$24.00
Rug – Smaller than 9’ x 12’	YES	\$12.00
Shed		\$35.00
Sink		\$15.00
Stove/Oven		\$15.00
Table – Dining/Kitchen		\$25.00
Table – End/Coffee/Night Stand		\$15.00
Toilet		\$15.00
Various Metal		\$35.00
Various Wood		\$35.00
Washer		\$15.00
Water Heater		\$15.00
Misc. (discretion of the Clerk’s Office)		

WHEREAS, the following items will be picked-up but have limits:

1. Limit two car tires per household,
2. Brush or tree branches must be separated and bundled and nothing larger than 4 inches by diameter,

WHEREAS, the following items will not be picked up by the City:

1. No Clothing,
2. No building construction debris (sheet rock, large pieces of wood, etc.),
3. No concrete, brick or block,
4. No electronics (televisions, microwaves, monitors, computers, stereos); these may be taken to Hunterdon County. The schedule can be found at the following link: <http://co.hunterdon.nj.us/recycling.html>
5. No paints or oils of any kind; these may be taken to Hunterdon County. The schedule can be found at the following link: <http://co.hunterdon.nj.us/recycling.html>
6. No Air Conditioners, Refrigerators or Freezers

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**April 5, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 4**

*BE IT FURTHER RESOLVED that the City Clerk is hereby authorized to place this on the City's website, post it on the Bulletin Board at City Hall and prior to the scheduled event, send it out through the list serve.*

ADOPTED: April 5, 2022

Members of the governing body commented that the public really appreciated the old version of sparkle and the desire to move back to that version once the budget allows.

Mayor Nowick will ask the Public Works Director to keep records of the cost and said the city will consider adding a line item to the budget so that it is easy to see what it costs.

Mayor Nowick asked for a motion to approve Resolution Number 64-2022. 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.

*AREA IN NEED OF REDEVELOPMENT: A Resolution of the City of Lambertville, County of Hunterdon, Directing the City Planning Board to Conduct a Preliminary Investigation to Determine Whether Block 1002, Lot 41 (Closson Property), or Any Part Thereof is an Area in Need of Redevelopment as Defined in N.J.S.A. 40A:12-6*

*Mayor Nowick read the Resolution into the record by title.*

**CITY OF LAMBERTVILLE**

**RESOLUTION NUMBER 65-2022**

**A RESOLUTION OF THE CITY OF LAMBERTVILLE, COUNTY OF HUNTERDON, DIRECTING THE CITY PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 1002, LOT 41 (CLOSSON PROPERTY), OR ANY PART THEREOF IS AN AREA IN NEED OF REDEVELOPMENT AS DEFINED IN N.J.S.A. 40A:12-6**

**WHEREAS**, the governing body of the City of Lambertville (the "**City**") seeks to undertake a redevelopment effort within the City; and

**WHEREAS**, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area pursuant to the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Governing Body of the City of Lambertville (the "**Governing Body**") considers it to be in the best interest of the City to have the City's Planning Board conduct such an investigation regarding **BLOCK 1002, LOT 41**, which parcel is currently owned by the City of Lambertville, as described and delineated on the official Tax Map of the City of Lambertville (the "**Property**"); and

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

**WHEREAS**, such preliminary investigation will be designed to evaluate such area to determine whether designation of the Property as an “area in need of redevelopment” is in conformance with statutory criteria and the City’s efforts toward redevelopment, pursuant to the Master Plan; and

**WHEREAS**, the redevelopment area determination requested hereunder authorizes the City and Governing Body to use all those powers provided by the Local Housing and Redevelopment Law, *N.J.S.A. 40A:12A-1, et seq.*, for use in a redevelopment area, except for the power of eminent domain (hereinafter referred to as a “**Non-Condemnation Redevelopment Area**”).

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the City of Lambertville, County of Hunterdon, that:

Section 1. The Planning Board of the City of Lambertville is hereby directed to conduct a preliminary investigation to determine whether the Property meets the statutory requirements for designation as a Non-Condemnation Redevelopment Area according to the criterion set forth in *N.J.S.A. 40A:12A-5*.

Section 2. The Planning Board of the City of Lambertville is hereby directed to study the Property, to develop a map showing the boundaries of the proposed Non-Condemnation Redevelopment Area, to provide public notice and conduct public hearings pursuant to *N.J.S.A. 40A:12A-6* and to draft a report and resolution containing its findings.

Section 3. Pursuant to *N.J.S.A. 40A:12A-6*, the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, except for the use of eminent domain, as to the Property within the Non-Condemnation Redevelopment Area.

Section 4. The results of such preliminary investigation shall be submitted to the Governing Body for review and approval in accordance with the provisions of the Local Housing and Redevelopment Law, *N.J.S.A. 40A:12A-1, et seq.*

Section 5. This resolution shall take effect as provided by applicable law.

**ADOPTED** at a meeting of the Governing Body of the City of Lambertville, Hunterdon County, on April 5, 2022;

Mayor Nowick gave an overview of the zoning for the property and the permitted uses.

Mayor Nowick asked for a motion to approve Resolution Number 65-2022. Council President Taylor made the motion. Councilman Stegman seconded the motion. An affirmative voice vote/roll call vote was taken in favor of the motion by all members present. **MOTION CARRIED.**

**BOARDS AND COMMISSIONS:** Human Rights Council: appointment of two students to serve on the HRC.

Mayor Nowick nominated Fatima Rodriguez-Clavel and Araceli Torres to serve as the student representative to the Human Rights Council.

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**April 5, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 6**

The governing body discussed the term limits for students appointed to the Human Rights Council. Councilwoman Lambert will reach out to Roni and HRC to obtain input about the term.

Members of the governing body felt it was great to have students in the process and Councilwoman Lambert commented that the board members received some really important input from them.

Councilman Sanders made a motion to confirm Mayor Nowick's nomination. Councilman Stegman seconded the motion. An affirmative voice vote/roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

**DISCUSSION ITEMS**

**RAINBOW CROSSWALKS:** Mayor Nowick thanked everyone for their input. He said he sent an email to New Hope Celebrates to discuss rainbows or coloring in the site easement triangles as a temporary solution until the council wants to take up sidewalks. He wants to wait until we hear back from New Hope Celebrates to move on this item.

**PROPOSED ORDINANCES:** The memorandum written by the City Clerk was referenced.

*Electric Car Charging Stations:* Mayor Nowick informed the governing body that he has been to a couple of meetings and webinars for charging stations. There are a lot of grants coming from the infrastructure bill. The sample ordinance was sent out to the governing body. There may be a couple of things to amend. We have one resident with a charging station on a sidewalk. Mayor Nowick is working with the Environmental Commission on grant applications for 4 charging stations to be placed in the North Union Street Parking Lot. Municipalities are going to have to follow state laws for land use and developments.

*Stop Sign at Swan and Studdiford:* Mayor Nowick informed the members of public that he would like to amend the Lambertville City Code to include a stop sign on Swan Street as you travel west from Route 518/Brunswick Avenue at Studdiford. Going down a hill is easier to stop; there is a hedge on the corner and it is difficult to see the cars traveling westbound on Swan Street.

Lt. Brown agreed with Mayor Nowick's assessment and proposal. He commented that it was planned in previous years, but never made it into an ordinance.

Mayor Nowick will do more research to determine if this should be a one way stop, two way stop, and what the State of New Jersey's regulations say.

*Streets and Sidewalk:* Mayor Nowick informed the members of the governing body that the City of Lambertville has been heavily impacted by our utility companies. The gas

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

main upgrade began in 2018 and continued through 2021. The water main upgrade began in 2018 and will continue through the next couple of years.

The ordinance as it is written today, does not differentiate between a homeowner making a sidewalk repair or the utility company installing a new water main. This ordinance is to separate the two different repairs and increase the fees accordingly.

The proposed changes provide a method for applicants to seek relief from the governing body. It also makes the process more efficient for the staff and is more in line with current practice.

*Amendments to the Shade Tree Ordinance:* Mayor Nowick informed the members of the governing body that he is meeting with the Shade Tree Commission to review proposed language over the next couple of weeks and amendments will be forthcoming in the next couple of months.

The members of the governing body discussed the high cost of tree removals.

*Sale of Public Property:* The members of the governing body discussed the following properties: 310 North Union Street (Not a buildable lot and in the flood zone); 113 Swan Street (A buildable lot. Entrance from Cottage Street); 150 Swan Street (A buildable lot).

The City Attorney discussed the process for the sale for each of the following properties:

310 N Union: would be sold through a tax sale foreclosure. The city will take the title and then decide how to dispose of the property. It's not a buildable lot so the city can sell directly to an adjoining property. If both owners of abutting properties are interested in purchasing the property, it could go to bid and award to the highest bidder.

113 Swan Street and 150 Swan would be sold separately in a public auction to the highest bidder. Both lots are buildable, however both have some issues.

Equipment, Furniture: the City Clerk advised that we have the following items to sell via an electronic auction such as Public Auction or Municibid: 2005 Crown Victoria; 2006 Ford Mason Dump Truck; 1998 Ford F800 Dump Truck; 2009 Crown Victoria; Three (3), Cubicle/Workstations with overhead shelving; and miscellaneous: various supplies, furniture and equipment (no computers), no longer used for public purposes.

*Creek Clean-up:* Mayor Nowick gave a brief review of the Creek Clean-up held on April 2. He said it was a huge success, with 80 volunteers, and he estimates that we hauled about 6,000 pounds of debris. The Department of Public Works spent two hours with three trucks going to 7 sites to pick up debris. Mayor Nowick thanked Liz, Kelly, Lyndsay, Mary Anne, for their amazing amount of organization.

## **PUBLIC PARTICIPATION**

The Deputy Clerk noted that we had 11 people on Zoom.

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**April 5, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 8**

Judy Gleason asked about the Shade Tree Commission's ordinance and if the homeowner is responsible for the trees, and about the timing and details regarding an increase with the 2022 budget.

Questions about tree discussion:

Mayor Nowick responded that he will be working with Shade Tree Commission members to look at the ordinance and make suggestions. He also noted that property owners are responsible for the care and upkeep on their trees .

Regarding the budget, Mayor Nowick informed Ms. Gleason and the members of the public that the city's finance committee meets weekly, we worked through the budget hearings, and we are still trying to determine the best way to fund repairs from Hurricane Ida. We are trying to be careful about the amount of money we may need to borrow. We recently received a grant award from the USDA that has to be funded. We found out that we can close the grant out this year, and that changes our approach to funding.

Suzanne Gitomer commented regarding the Shade Tree Ordinance and the need to obtain approval to prune or remove a tree. She explained that the sidewalk heaves from trees and she doesn't want anyone to fall. Mayor Nowick commented that there is an ordinance and owners are responsible for their trees and sidewalks. They are not permitted to remove trees; they are required to work with shade tree in terms of shaping and pruning and they are required to replace trees. There is a provision in the ordinance for members of the public to prune trees below 7 feet.

John Hencheck commented that he wanted to make the council aware of information posted by the Fair Share Housing Center on February 22, that indicated that the Historic Preservation Commission was incorrect in its designation of the Closson property as part of the historic district. The historic Holcombe Farm is on the historic registry and the overlay and the 10 fair share housing units should never have been put on the overlay. Council President Taylor noted that the affordable housing overlay was proposed and discussed but was never enacted.

Mayor Nowick announced he will hold office hours every Wednesday from 3 -6 pm at the Holcombe house.

**CLOSED SESSION:** Closed Session of the Governing Body of the April 5, 2022 Lambertville City Council Meeting to discuss Issues related to Potential Contracts pursuant to N.J.S.A. 10:4-12(b)(7).

The governing body did not go into closed session.

The public comment section ended with a motion made by Councilman Sanders and seconded by Councilwoman Lambert. A voice vote in favor of the motion was taken by all members present. MOTION CARRIED.

**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**April 5, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union Street**  
**Lambertville**  
**AGENDA**  
**PAGE 9**

## **ADJOURNMENT**

The meeting adjourned at 8:14 p.m. with a motion made by Councilwoman Lambert and seconded by Council President Taylor. 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