

**City of Lambertville  
Planning Board  
Regular Meeting Minutes  
Wednesday, March 4, 2020**

The meeting was called to order by Board Chairman, Paul Kuhl, at 7:00 p.m. with a statement of compliance with the Open Public Meetings Act.

**Roll Call**

Mrs. Lawton called the roll as follows:

**Present:** Filomena Hengst, Michelle Komie, Sarah Gold, Gina Fischetti, Zac Anglin, Paul Kuhl and Mayor Fahl. John Miller was conferenced into the meeting and was present via phone.

**Absent:** Kevin Romano, Stephanie Moss and Council President Asaro.

**Also, Present:** Attorney Timothy Korzun, Board Engineer Douglas Rossino and Board Planner Emily Goldman were present at the meeting.

**APPROVAL OF MINUTES – February 5, 2020**

Sarah Gold made a motion to approve the February 5, 2020 meeting minutes, as submitted. Zac Anglin seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present and able to vote.  
MOTION CARRIED.

**DISMISSAL OF APPLICATION**

14 Church Street  
Block 1036 Lot 2

———The applicant has withdrawn the original application for a Change in Use Variance. They will —resubmit an application in the future with an alternative plan.

Mayor Fahl made a motion to dismiss the application, without prejudice. Michelle Komie seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

**APPROVAL OF RESOLUTION 1-2020**

83 Douglas Street  
Block 1063 Lot 6  
Thomas Larkin

Mayor Fahl made a motion to approve the resolution, as submitted. Sarah Gold seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

**PUBLIC HEARING**

Amended Third Round Housing Element and Fair Share Plan

Emily Goldman was sworn in by Tim Korzun as the City Planner to testify as to the proposed changes to the City's Third Round Housing Element and Fair Share Plan (HEFSP) that was adopted in 2018.

There are minor changes to the 2018 plan. Those changes include the updated income limits, amend to convert the Lambertville High School (LHS) redevelopment plan from a Condemnation Redevelopment Plan to a Non-Condemnation Redevelopment Plan, the Closson property has been —removed, —proposed amendments have been made to include a

five unit proposed —accessory apartment program, the inclusion of the Police Station lot

for redevelopment —and the Spending plan has been amended.

An amendment is required to the HEFSP to omit the requirement for the condemnation of the property located in the area known as the Lambertville High School property.

If the City were to proceed with the condemnation of the LHS property, they would be obligated to purchase said property at fair market value and required to construct a portion of affordable housing units, as mandated by Affordable Housing Professionals of New Jersey. By removing the condemnation requirement from the LHS Redevelopment Plan, the City no longer has to acquire this property.

A full appraisal of the property has not been completed, as there were complications with access to the property.

This amendment does not preclude a developer from the obligation to produce affordable housing units, should that plan come into effect in the future.

In order to identify replacement project(s) for the Closson Farmstead, the City researched the property at the YMAC (65 Wilson Street), the Napa Auto Parts Store (7

Delevan

Street), the CVS lot, and the Finkles Warehouse lot. The possibility of an overlay at all of these lots fell through.

Discussions with the neighbors regarding these properties were negative and therefore the City decided to take a step back and look at the bigger picture within the City instead of trying to solve for affordable housing in a vacuum. As such, the City determined that redeveloping the Police Station lot, which it controls and would not require condemnation, would result in the least amount of impacts to the City's existing neighborhoods.

Discussion on the redevelopment plan for the Police Station raised some questions from the public as to the suitability of the site and the cost to the City.

Without this amendment, the City would be obligated to comply with the agreement for condemnation of the LHS site, costing a significant amount of money, as well as necessitating the need to adopt smaller one-off overlays throughout the City's existing neighborhoods.



The Police Department would temporarily relocate to a site out of the City during construction. The exact location, however, has not yet been determined, but there have been conversations with the Township of West Amwell.

There were concerns from the public regarding the lack of information on the study of the Police Station property. Some members of the public suggested eliminating this approval from the amendment until additional information could be provided.

However, Emily Goldman and Mayor Fahl addressed this issue and explained that the Police Department is part of the settlement agreement and if we eliminate it, we will need to go back to the beginning for further discussions, which is not an option for the City at this time.

Public hearings will be held at a later date to declare the Police Station property as an area in need of redevelopment as well as adopt a redevelopment plan establishing the zoning and design guidelines for the lot. Mayor Fahl reminded the public that we are creating a Community Advisory Team for residents to become more involved with our future plans. Mayor Fahl stated that applications are available on the website for the committee.

The Board heard comments from the following members of the public.

Karen Malda – South Union Street  
Lillie Chen  
Vince Uhl – South Franklin Street  
Marcia Tucker – Douglas Street  
Audrey Byrnes  
Paul Stevens – Quarry Street  
Judy Detrano  
Dave Ringer – South Main Street  
Kelly Sullivan  
Dan Knott – Clinton Street  
Barbara Walsh  
Holden Bendalto  
Bob Groth – George Street  
Steve Stegman – Studdiford  
Sue Testa – South Union Street  
Tom Sullivan – North Union Street  
Pat Field – 7 Hancock Street  
Carol Myers – Highland Avenue

Mayor Fahl made a motion to approve the proposed amendments, as discussed. Sarah Gold seconded the motion. A roll call vote with five affirmative votes and 3 opposing votes was taken by all members present.  
**MOTION CARRIED.**

#### **GENERAL BOARD BUSINESS**

Amended Redevelopment Plan  
City Council Ordinance 01-2020, Lambertville High School

Mayor Fahl made a motion to deem the amendments to the Lambertville High School Redevelopment Plan consistent with the Master Plan. Sarah Gold seconded the motion. A roll call vote with —seven affirmative votes and one opposing vote was taken by all members present.

**MOTION CARRIED.**

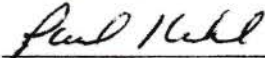
**PAYMENT OF BILLS**

Sarah Gold made a motion to pay bills, so long as funding was available. Mayor Fahl seconded the motion. A unanimous voice vote in favor of the motion was taken by all members present. **MOTION CARRIED.**

**ADJOURNMENT**

Mayor Fahl made a motion to adjourn the meeting at 9:59 pm. Sarah Gold seconded the motion. A unanimous voice vote in favor of the motion was taken in favor of the motion by all members present. **MOTION CARRIED.**

Respectfully submitted,



Paul Kuhl  
Chairman



Crystal Lawton  
Administrative Officer

**CITY OF LAMBERTVILLE ORDINANCE NUMBER 01-2020**  
**AN ORDINANCE OF THE CITY OF LAMBERTVILLE, COUNTY OF HUNTERDON, STATE OF NEW JERSEY**  
**AMENDING THE REDEVELOPMENT PLAN FOR THE LAMBERTVILLE HIGH SCHOOL REDEVELOPMENT**  
**AREA, BLOCK 1073, LOTS 1, 3, 5, 6, 7, 8, 9, 10, 11, 32, 33 AND 33.01, BLOCK 1090, LOTS 4 AND 5, AND**  
**BLOCK 1091, LOTS 1 AND 1.01**

WHEREAS, in accordance with the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law"), on June 19, 2018, the Governing Body of the City of Lambertville, County of Hunterdon, New Jersey ("Governing Body") designated the area known as the Lambertville High School Redevelopment Area and identified as Block 1073, Lots 1, 3, 5, 6, 7, 8, 9, 10, 11, 32, 33, and 33.01, Block 1090, Lots 4 and 5, and Block 1091, Lots 1 and 1.01 on City of Lambertville Tax Maps including rights of way (the "LHS Redevelopment Area"), as an area in need of redevelopment; and

WHEREAS, on November 26, 2018, the Governing Body adopted Ordinance No. 22- 2018, which approved a redevelopment plan to provide specific provisions for the redevelopment of the LHS Redevelopment Area (the "Original LHS Redevelopment Plan"); and

WHEREAS, the Governing Body desires to have the City of Lambertville Planning Board (the "Planning Board") review and comment upon certain additional revisions to the Original LHS Redevelopment Plan (the "Amended LHS Redevelopment Plan"), a copy of which is attached hereto as Exhibit A; and

WHEREAS, subject to receipt of the Planning Board's recommendations concerning the Amended LHS Redevelopment Plan, the Governing Body believes that the adoption of the Amended LHS Redevelopment Plan is in the best interests of the City of Lambertville and the redevelopment of the LHS Redevelopment Area.

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

SECTION 1. Pursuant to NJSA. 40A:12A-7(c), the Governing Body hereby refers the Amended LHS Redevelopment Plan to the Planning Board for review and recommendation. The Planning Board shall prepare a report regarding its recommendations as to the aforementioned Amended LHS Redevelopment Plan and submit same to the Governing Body within 45 days after referral, as required by the Redevelopment Law.

SECTION 2. Contingent upon the receipt of the Planning Board's recommendations, and pursuant to the authority granted to the Governing Body by NJS.A. 40A:12A-7, the Amended LHS Redevelopment Plan, dated February 2020, prepared by Clarke Caton Hintz, and attached hereto as Exhibit A, is hereby adopted.

SECTION 3. Pursuant to the provisions of NJSA. 40A:12-7(c), the Amended LHS Redevelopment Plan hereby supersedes applicable provisions of the City of Lambertville Land Use Ordinance. In so doing the Amended LHS Redevelopment Plan shall constitute an explicit amendment to the City Zoning Map to identify the LHS Redevelopment Area as the boundaries of the area regulated by the Amended LHS Redevelopment Plan. The official City Zoning map shall be amended to henceforth coincide with the Amended LHS Redevelopment Plan.

SECTION 4. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 5. If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

SECTION 6. This ordinance shall take effect after final approval and publication according to law.

FIRST READING AND INTRODUCTION: February 20, 2020 SECOND READING AND PUBLIC HEARING:  
March 19, 2020

Julia Fahl, Mayor, Governing Body of the City of Lambertville

Attest:

Cynthia L. Ege, CMR, RMC City Clerk

MOTION: SECOND: ROLL CALL VOTE: AYES: NAYS: ABSENT: ABSTAIN:





## Clarke Caton Hintz


Architecture  
Planning  
Landscape Architecture

100 Barrack Street  
Trenton NJ 08608  
clarkecatonhintz.com  
Tel: 609 883 8383  
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Philip Caton, FAICP  
John Hatch, FAIA  
George Hibbs, AIA  
Brian Slauch, AICP  
Michael Sullivan, AICP

*Emeriti*  
John Clarke, FAIA  
Carl Hintz, AICP, ASLA

## MEMORANDUM

**To:** City of Lambertville Planning Board  
**From:** Emily R. Goldman, PP, AICP   
**Re:** Minor Revisions  
Amended Third Round Housing Element & Fair Share Plan  
**Date:** March 4, 2020

The City previously adopted an Amended Third Round Housing Element and Fair Share Plan (HEFSP) on November 7, 2018. Subsequently, the following minor revisions have been made to the draft Amended Third Round HEFSP, scheduled for a public hearing on Wednesday, March 4, 2020, to reflect the executed Amended Settlement Agreement, dated January 29, 2020, executed February 4, 2020.

- **March 2018 New Jersey Superior Court Decision:** A summary of the Superior Court Assignment Just Mary Jacobson was added to the "Affordable Housing Judicial & Legislative Background" section of the Amended HEFSP.
- **Income Limits and Illustrative Rents/Sales Prices:** The income limits have been updated to reflect the 2019 Income Limits prepared by the Affordable Housing Professionals of New Jersey (AHPNJ) and the illustrative rents and illustrative sales prices have been updated based on the AHPNJ 2019 Affordable Housing Unit Rental Rate Calculations for Pricing Newly Constructed Units and the AHPNJ 2019 Affordable Housing Unit Sales Price Calculations for Pricing Newly Constructed Units.
- **Lambertville High School Redevelopment:** The project description for the Lambertville High School Redevelopment has been amended to convert the redevelopment plan from a Condemnation Redevelopment Plan to a Non-Condemnation Redevelopment Plan.
- **Closson Overlay:** The Closson Overlay has been removed from the HEFSP.
- **Proposed Accessory Apartment Program:** The City's Third Round HEFSP, adopted on November 7, 2018 has been amended to include a 5 unit proposed accessory apartment program as a replacement for the Closson Overlay.



## Minor Revisions to HEFSP

Clarke Caton Hintz

- **Police Station Lot Inclusionary Redevelopment:** The City's Third Round HEFSP, adopted on November 7, 2018 has been amended to include the Police Station Lot Inclusionary as a replacement for the Closson Overlay.
- **Spending Plan:** The Spending Plan, included in Appendix 17, has been updated to reflect the ending balance in the Trust Fund as of December 31, 2019 as well as the projected development fees based on the approved but not constructed projects currently within the City.
- **Appendices.** The City's Third Round HEFSP, adopted on November 7, 2018 has also been amended to include Appendix 13, 14, 15, and 16, that provides the documentation on:
  - The adopted Inclusionary Overlay Zones on the Corboy, Burd and Trenton Cracker Factory properties (Appendix 13).
  - The adopted Affordable Housing Ordinance (Appendix 14).
  - The adopted Affirmative Marketing Plan (Appendix 15).
  - The resolutions appointing the Municipal Housing Liaison as well as the Administrative Agent (Appendix 16).

Subsequent to placing the draft Amended Third Round HEFSP, dated February 20, 2020, on file at City Hall, a Will-Serve letter has been received from SUEZ Water New Jersey, dated March 3, 2020, for the Police Station Lot Inclusionary Redevelopment. This has been added to Appendix 12 and is attached herein.



Michael L Willis, PE, CME  
1451 Route 37 West, Suite 2  
Toms River, New Jersey 08755  
Tel: (732) 557-7763  
Fax: (732) 557-7794  
Michael.Willis@Suez.com

March 3, 2020

Clarke Caton Hintz  
100 Barrack Street  
Trenton, NJ 08601  
Attention: Ms. Emily Goldman, PP, AICP

**Subject: SUEZ Water New Jersey  
Will Serve Letter  
Block 1003, Lot 3  
City of Lambertville, County of Hunterdon, New Jersey**

Dear Ms. Goldman:

A will serve letter is being requested for the subject parcel, also known as the Police Station Lot Redevelopment site. Based on the information provided, the following table describes the development plan being proposed:

Number of Proposed Units	Type of Units	Anticipated Bedroom Distribution
23	Apartment Units	7 one-bedroom units 12 two-bedroom units 4 three-bedroom units

Based on the aforementioned, the average daily demand for the proposed development is estimated to be 4,020 gallons per day. It should be clearly noted that the existing water infrastructure is located on and adjacent to the subject property for the existing police station use; however, the extent of future infrastructure needs cannot be determined until confirmed demands and fire flow requirements are determined and provided to SUEZ.

This is to advise you that water service is available to the subject parcel subject to the following conditions:

1. Submittal of Site Grading and Utility Plan(s) showing the necessary water infrastructure to provide water service to the proposed development and a completed Preliminary Application of Water Service.
2. Prior to the installation of any water infrastructure, hydraulic data pertinent to the project must be provided to us including topography and fire flow requirement for our Engineering Department's review and approval.





3. If an extension of mains or pipes or modifications/addition of other facilities are required in order to meet the needs of the project, those mains or facilities shall be installed or extended by you in accordance with the terms and conditions of SUEZ Water New Jersey standard agreement for extension.
4. Service will be provided in accordance with the terms and conditions set forth in the Company's filed Tariff, as amended or modified from time to time.
5. The application shall be responsible for preparing all plants, completing all necessary applications, responsible for all fees required for the approval of this project, and securing any necessary approvals including from the NJ Department of Environmental Protection.
6. This project must be in compliance with the New Jersey Safe Drinking Water Act and the Water Supply Management Act Rules.

If this project is not completed within six (6) months from the date this letter is issued, a new Will Serve letter will be required.

If you should have any questions concerning the above, please feel free to contact me directly at (732) 557 – 7763 or at [Michael.Willis@Suez.com](mailto:Michael.Willis@Suez.com).

Best Regards,

*Michael L Willis*

Michael L Willis, PE, CME  
Engineering Manager

**CITY OF LAMBERTVILLE  
ORDINANCE NUMBER 01-2020**

**AN ORDINANCE OF THE CITY OF LAMBERTVILLE, COUNTY OF HUNTERDON,  
STATE OF NEW JERSEY AMENDING THE REDEVELOPMENT PLAN FOR THE  
LAMBERTVILLE HIGH SCHOOL REDEVELOPMENT AREA, BLOCK 1073, LOTS 1,  
3, 5, 6, 7, 8, 9, 10, 11, 32, 33 AND 33.01, BLOCK 1090, LOTS 4 AND 5, AND BLOCK 1091,  
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FIRST READING AND INTRODUCTION: February 20, 2020  
SECOND READING AND PUBLIC HEARING: March 19, 2020

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Julia Fahl, Mayor,  
Governing Body of the City of Lambertville

Attest:

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Cynthia L. Ege, CMR, RMC  
City Clerk

**MOTION:**  
**SECOND:**  
**ROLL CALL VOTE:**  
**AYES:**  
**NAYS:**  
**ABSENT:**  
**ABSTAIN:**