



City of Lambertville

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES**

STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT

Mayor Fahl called the meeting to order at 7:00 p.m. and 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:

Adequate notice of the February 20, 2020 voting session was provided through the advertisement of the annual meeting schedule in the Trenton Times, with notice provided to the Hunterdon County Democrat, the Trenton Times, individuals on the list serve and the posting of the meeting agenda on the Bulletin Board at City Hall and on the City's website (www.lambertvillenj.org) on Thursday, February 13, 2020.

ROLL CALL

The City Clerk called the roll as follows:

Present: Councilman Sanders, Councilwoman Taylor, Councilwoman Urbish, Council President Asaro, Mayor Fahl.

Absent: None.

PLEDGE OF ALLEGIANCE

Mayor Fahl led the public in the Pledge of Allegiance.

MOMENT OF SILENCE

Mrs. Ege led the public in a moment of silence in honor of those serving in the United States Armed Forces in Country and Abroad.

**PUBLIC PARTICIPATION REGARDING THE COMMUNITY
DEVELOPMENT FAIR AND REDEVELOPMENT.**

Mayor Fahl addressed the members of the public regarding the Community Development Fair and the Redevelopment Plan. She commented that the City is at ideation phase of the project to discuss if the City should consolidate city buildings; is it worth-while to consolidate municipal facilities? These are the very beginning stages. We had a picture rendered at the site because we own it and the other sites being considered, the City doesn't own. How this will affect city taxes is an important question and the Council intends on answering it in multiple ways. At this point, it is hypothetical and very difficult to answer what the total cost will be and what the tax impact will be. The City is creating a Community Advisory Team and the application process will be available online by the end of the day tomorrow, Friday, February 21. Mayor Fahl encouraged those interested to apply. The City is looking for 18-20 people to serve on this committee. This is another layer for public input. We are looking for people with a variety of backgrounds, needs, interests and general feelings on if we can move into a consolidated building. If we move forward on redevelopment or consolidated municipal buildings, have a chance to make direct comment and to get information out to their

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES**

Page 2

community. This is an opportunity to provide a transparent process. Mayor Fahl informed the members of the public that she holds office hours every other Tuesday from 7:30 to 9 a.m. and she is happy to meet with people on a one-on-one basis and with groups.

Council President Asaro read the rules of order into the record and gave the following commentary:

I want to start by thanking everyone for coming

We are a community of neighbors, who share in our passion and love for this City - including all of these public servants who are sitting here with me

The Mayor and Council care about our City, and we are here to listen with open hearts and open minds, and we ask for that same respect back

We care deeply about what the city looks like, and we take very seriously our role of keeping taxes low – and not just because we are taxpayers ourselves,

I have to say I've been disappointed in some of the rhetoric shared online and in emails to the Mayor and Council; allegations and hostility that serve no purpose except to cause hurt – they don't help the discussion and because they are so vehement they make you want to stop listening/reading – so they do the opposite of what is intended by closing down communications

I hope tonight, we can come together, in our agreements and disagreements, in a civil discourse that is neighborly, respectful and fair

We want to understand one another – hear each other – that's the goal

Please note that while you are always welcome to provide feedback on Facebook – know that coming to council meetings, sending letters, coming to the mayor's office hours, speaking to council members 1x1 either by phone or in person, are the best ways for us to get your feedback – it allows for us to provide additional supporting facts and figures that may be missing – and back/forth conversation – these are complex matters

Anyone who has the desire to speak tonight, will have the ability to speak

We ask that if someone has already shared your sentiments - feel free to just submit your name to our clerk for the public record

If you have a letter, also feel free to submit it to the City Clerk for the record

The Mayor and Council will not comment after or on each person's testimony, but we will offer corrections if there are any falsehoods in the statement - to ensure we are only talking about facts regarding where we are in this process.

We are pleased that the public is providing feedback on the project, as this is why we kicked off the Comm Dev Fairs in early February – as step zero, if you will, for this project

Following I'm going to lay the basic groundwork for how we'll conduct this public comment portion of the meeting

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 3**

Then the Mayor will spend a few minutes grounding us by responding to the most frequently asked resident questions from the last few weeks

Know that tonight we are not voting on anything to do with the ACME, this location, or the possible future location of a single city municipal center

To ensure everyone gets a chance to give us their feedback, we'll use our normal process that we use when we have wide-interest in a particular issue:

- Raise your hand to be called on to come up and speak
- Please approach the podium
- Write your name, address, email address on paper at the podium
- You'll have 3 minutes to speak
- If the City Clerk Cindy Ege does not have a copy of your letter please provide her a copy after you speak
- Please no Boo's or Clapping after as a matter of respect

The mayor and council look forward to hearing your feedback tonight as we begin to build our plan

At the end of the day, we are all here because we care and we share that

Thank you in advance, again, for coming out tonight

Members of the public were invited signed in to establish an order for public comments regarding the Community Development Fair and Redevelopment.

The following people signed up to speak about the plan to sell off assets and relocate all city staff into one site, inclusive of the Library:

Vince Uhl: asked the Mayor if the City could share information through other means than Facebook. He asked about the timeline and how much has been spent to date? If an alternate analysis was conducted. Mayor Fahl responded that the city hasn't looked into alternate ideas at this point. We are in the process of identifying potential sites and we have done a brief look through the facilities to identify issues or deferred maintenance and from the staff on needs assessment to get a basic sketch. Mr. Uhl asked who would be doing an alternative analysis? What firm? Mayor Fahl responded that the City has completed that internally. She informed Mr. Uhl and the members of the public that the information has been placed on the city's website under the Community Development Fair.

Chris Meletti: commented that the best way to listen to the public is through a referendum. This is one of the biggest proposed projects in the city's history. We stand to lose access to our beloved building for a run of the mill building. Would you give the people a say in the referendum? Mayor Fahl responded that the way the city bonds money is through an Ordinance. Previous Councils have bonded millions over many decades, there is no up or down, yes or no vote, this is a complicated plan with many facets that we have just begun to work on. Part of the plan is obligatory because of the COAH requirement. This doesn't fit into a referendum. It is the Governing Body's job to

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES**

Page 4

tax and spend your money, we have decided as a group with the help of staff to make a transparent process. We will continue to have opportunities for the community to air displeasure as we build on what Lambertville will look like. The pictures provided were simply to give an idea of what is possible but not a final plan. Mayor Fahl informed the members of the public that she is willing to have a discussion with the public about whether or not it is worth investing money in the buildings and what services to consolidate but it does not lend to a referendum.

Bill Robbins expressed full throated support to acquire funds to consolidate municipal buildings but he said it should not be at the Justice Center location.

Reba Stout said she is like most concerned about the plans that were shown to use and it was overwhelming. She asked about the cost to prepare the blueprints? She said they are in support of sharing and consolidating services and the drawings of the building do not fit in with the scheme of what it will cost. She stated that the members of the public aren't against all of the plans but they are against most of it. She asked the Governing Body if the public came up with a better solution if they would agree to look at it and not shoot it down.

Paul Stevens asked about the old YMAC site and the various rumors about affordable housing. Mayor Fahl commented that the YMAC has an interested developer who has an application that will be heard by the Planning Board in April. It was considered as a part of the initial affordable housing plan. In 2018, the Governing Body adopted an ordinance to move to condemn the old high school property with overlays that were summarily dismissed by neighborhoods. The City will be introducing an ordinance to move to non-condemnation and potential overlays within neighborhoods. It was considered, it was and is no longer a part of the plan as it stands now. The City Planner commented that it was removed because of opposition to overlays in residential areas.

John Hencheck commented that he was involved with the construction at City Hall. He found another grant to address internal issues, to be able to use the top floor. He further commented that all you have to do is zone for affordable housing.

Lillie Chen commented that What I understand about affordable housing, we have to have a plan, areas zoned for affordable housing, we don't have to build, just dedicate, I feel like you are scaring us. We owe x amount of units and have to build a certain amount of time. Is there a drop-dead deadline or is it we just have to zone areas for affordable housing? I lived in other towns; they are not as compliant as we are. I think, I believe this is the year we are going to be reviewed, I can't imagine not passing, so this idea you have been putting in our heads on why is a little too misleading. Mayor Fahl asked the City Planner, Emily Goldman, to address the comments when the three minutes were up. Ms. Chen further commented that through OPRA she asked for a list of developers that may have letters of intent or bids in for state owned and she is looking forward to seeing the list.

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 5**

Emily Goldman, the City Planner gave a background on affordable housing. She stated that the New Jersey Supreme Court has been hearing this since 1975, and most recent in 2015, where they took jurisdiction away from the State and it is back in the courts. Based on methodology, cases and trials, Lambertville and 310 other municipalities have settled to determine third round numbers. The number settled on was a 30% reduction from our third-round obligation, 137 units need to be provided, because we are a vacant land municipality (no land to build), our obligation is divided between realistic development and unmet need (doesn't have to be built). Realistic development has to be done but we can't force development. The RDP is 88 units, -22 bonus credits, equals 66 units. We have done 32 so we need 28 units to satisfy that requirement. The date it ends is 07/01/2025 and then the fourth round starts. Mayor Fahl commented that the City isn't taking on the cost right now, we are in the discussion and beginning stages. This is still in the legislative process. After the community discussion, we can go into the timeline when we introduce the ordinance.

Richard Soto – responded that the questions were answered.

Daniel Knott said some of his questions have been brought forward. COAH town is only obligated to make a plan, under review in 2020. He questioned the figures presented at the Community Development fair to repair the existing buildings.

Robert Jorden asked that his previous letter be made part of the record.

I have attended all 3 recent meetings regarding the State of City and the 2 Community Development Fairs hosted by the Mayor, discussing a wide range of issues confronting our City. Like many residents of Lambertville, I stand against the location chosen for the new City Hall on the ACME site for many reasons that I have shared below. Sad that the Council Members continue to stand behind a plan of this magnitude that will adversely impact our community on so many levels.

Although in concept, I can support the notion of bringing our City Services together under one roof, I simply cannot fathom the cost associated with building a structure of this magnitude on such a small site.

This site is located within our CBD or Central Business District as mapped on the City Zoning Map. Given the environmental, and physical constraints it is not a viable site for development. Below are valid concerns I am raising and bringing to the attention of the community.

I have been in the civil engineering industry for over 30 years and have done my fair share of development of structures within limiting zones such as this and know firsthand the cost associated with the floodproofing measures required to be integrated into the buildings and surrounding site. This City administration has clearly no clue the burden this will have on the community as a whole. Not just the exuberant cost of construction, but the actual impact it will have on the immediate area in property values surrounding the site. This administration has already spent countless dollars on preparing the exhibits and renderings for display not to mention a full architectural layout of the building with renderings offered at the Community Fairs. And I ask at what cost to the tax payers? No one at either meeting was able to provide that

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES**

Page 6

information! As it stands now the site is currently being surveyed for the preparation of Land Development Plans by Suburban Engineers. Why?

I would ask that before moving any further that this administration consider the ramifications of doing this on tax dollars given the simple public fact that this administration has already inherited a 13-million-dollar deficit with no end in sight and this proposal would significantly increase that and ultimately the taxes to our residents, shop and restaurant owners.

Below are some of my concerns for your consideration:

The existing ACME is an Historic structure and part of the Historic Registry for the area and should be preserved to the fullest extent possible. Incorporating the new City Administration Building over and around the existing ACME Building will ruin the historic feel. This proposal would require approvals from the Historic Commission. I am sure they would not look favorably upon the idea of destroying a landmark structure with a pipe dream such as this.

The Existing Justice Center parking area currently provides metered parking that serves the downtown commercial district, as well as provides off street rental spaces for residents and shop employees. Constructing this building will only compound the parking situation throughout town. As it stands now there is not sufficient parking to serve the community. Removing these spaces will surely have an adverse impact on our community businesses.

South Union Street currently permits parking on both sides of the street and with that does not provide a reasonable cartway for two-way traffic. The construction of the new City Services Building will most certainly increase traffic to an area that is already over taxed on a daily basis.

In light of the road situation, the walkways in the immediate area do not meet current ADA standards due to raised walks from over grown trees up and down the South Union Street. Intersection Ramps are in poor condition and need to be replaced to improve the connectivity in and around the immediate area.

This site is mapped FEMA Floodplain and has been prone to flooding in years past. There is no reason to think that the issues with climate change will not have further ramifications moving forward. A portion of the Floodway runs within the existing parking area of the Justice Center close in proximity to where the new structure is proposed. The Floodway is the band of area that is required to pass the floodwaters without obstruction and where flows carry a great deal of velocity and can carry damaging debris downstream that could have significant impacts on the placement of any structure. These areas are mandated by NJDEP and FEMA. As the plan represents buffers that should be incorporated have been ignored as part of this proposal.

Any construction within the FEMA mapped Floodplain can not displace water or alter the flood elevations up stream or down. The displacement of water due the building structure would need to be offset by providing the same volume of open space as to not increase the water surface elevation around the building. This proposal could further increase the flood elevations and further impact surrounding properties.

The site, although nearly 90% +/- impervious as it stands today does not meet current Zoning requirements. The site if constructed will need to address stormwater runoff and water quality for the proposed improvements and ultimately the increase in impervious surface above what is there today. Any development within this non-conforming parcel would require Zoning Relief from

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 7**

City's Zoning Hearing Board. Traditionally, Variances can only be granted by a Zoning Hearing Board if the applicant can prove hardship. I am not sure this plan warrants any hardship given the fact it is simply only the city's current administration that is pushing for it here in this location. In addition, the maximum building coverage permitted for the lot will also be an issue that will require additional Zoning Relief. This building size just does not fit in the downtown district or this lot.

There is no viable green space on the plans. A facility of this size and intended use should be a mix of building, the required parking and green space to support outside use of the ground. In addition, restoration of the riparian buffers along both Swan Creek and the Delaware Canal would be both ethically pleasing and would also help preserve our streams and waterways. This plan is a gross oversight on so many levels of what good planning looks like!

As proposed the plan is to provide only 40 plus parking spaces. This number ONLY accounts for staff needs and not what the intended uses warrant. If this plan was to be compliant with the City's own Zoning Ordinance a much large number of spaces would be required on site to support the needs of the all the building uses being housed under one roof. This too would require a Zoning Variance from the City's Zoning Hearing Board. Again, as previously noted, this proposal is not a hardship. It is simply poor planning. If this were a developer looking to develop the site, they would need to provide a compliant plan on all levels to match the City's Ordinances. Why should this administration feel it does not need the same reliefs that a developer would need if they were not involved?

The renderings provided are not accurate in the sense that at last nights meeting a second tier of parking garage is being considered along with yet another story or floor being added to it. The maximum building height permitted in the district is 40 feet. This building as proposed exceeds that and will need further relief from the City's Zoning Ordinance. Again, there is no hardship here! What needs to be established here is that this building will overshadow the and dwarf Historic City Structures in and around the immediate area. Quite frankly if I were a resident or business owner in New Hope, I would be extremely concerned about the esthetic view from the Delaware River restaurants and shops of what this would look like from their vantage points.

The site currently has only one point of entry to and from the site onto South Union Street. This is not practical for the proposes use. A secondary all-weather point of access should be provided should the primary entrance be blocked and prohibit our first responders the proper ingress and regress from the site. Given the potential flooding constraints and potentially limited access in an emergency situation a secondary emergency access is needed. This site is more or less land locked by Swan Creek, The Delaware Canal and park, along with residential and commercial lots along Perry Street and Kline court limiting a potential secondary access.

This proposal will ruin the downtown Historic feel of the Lambertville community and does not belong or fit within this district or in this location.

This proposal will in fact increase traffic to an already stressed road infrastructure and is not suited for such an intense use.

I question the validity of housing a jail and court in the same building we are encouraging our residents to frequent and our children use as source of education in the use of the library.

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES**

Page 8

I further question why the library would need its own meeting rooms and increased space. Couldn't they simply use the common spaces being provide within the new plan for the City's Community room. Let's be real, with todays technology at our finger tips we can download books to our kindles, research almost any topic on line and find out how to do just about anything with youtube. So again, I ask why the library warrants such a large standalone space?

I cannot comprehend the notion of putting our most essential city service, our Police Department in a building subject to flooding. Their services are some of the most essential in times of crisis and a flooding event would most certainly be considered one of those. The thought of having them seek a temporary facility to carry out their services defeats the primary need for this building. Not to mention our City Administration staff would also be displaced in such a time for what could be a lengthy period of time. I find this proposal extremely disturbing on many levels. This being one of the most important!

If in the event of a flood who will be responsible for the immediate clean up and ultimate repairs to the facility and at what cost to the residents?

I simply feel that this proposal lacks insight and understanding of the hurdles it will face on environmental permitting with NJ DEP and Historic Commission not to mention it's own City Zoning Ordinance for the District. As it stands now this proposal would need a significant amount of relief from its own Zoning Ordinance and in doing so, will set precedence for future development within Lambertville. It would be hypocritical for the City to seek and be granted relief that it would stand against a developer seeking the same. If something like this was to be before the NJ Supreme Court, I am sure they would find in favor of the developer given the City granted its own relief for such a development. This could open Pandoras box on many levels.

I will close on this. The current elected Mayor ran on transparency and the notion of being a good steward of the City's finances. I am not sure I agree on either level. You simply cannot speak out of both sides of your mouth. Yes, you were voted in and can be easily voted out. To stand in a room full of angry residents and say you have support for this is simply a lie. Not one individual there other than your puppets supports this plan to build the new administration building on this historic site.

Sad, very sad you say you have been fully transparent on this subject and take a stance that you did not have to present this concept and could have gone behind the resident's backs to pursue it. I call that a cowardly move on many levels from the ENTIRE ADMINISTRATION. If you feel you have the support stand behind your position and put it to a vote. Let the tax payers of Lambertville decide its fate. This is a gross mismanagement of City funds and taxpayer dollars and is not warranted here in this district or part of town.

I would be happy to provide you free civil engineering consultation on other sites up for consideration! Feel free to reach out to me. You know where I live!
Councilwoman Urbish informed Mr. Jordan and the members of the public present that the City is looking a multiple site and the City is looking at community input for the aesthetics of the building.

Benedetta Lambert: the primary concern is really one of scope, we are a small community, fewer than 4,0-00. This is a very large undertaking for a community our size. She commentated that she is concerned for the over development of the site, putting a big structure for the town known for quaintness, smallness, this is overkill. She

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 9**

didn't disagree with consolidation but where it is and how much it is going to cost is very important. She said she knew there were many options and asked for the pros and cons, what the cost are, pluses and minuses of each option and that will help members of the community to feel ownership. She commented that she is concerned for the consolidation of the Library in the same building as the police department and court.

Lauren Kovacs: Ms. Kovacs expressed concern for the lack of sensitivity for historic buildings, no community advisory team, design charrettes to build consensus. Lambertville is beginning to unite; they are looking at the Mayor and council members. Why are you presenting a massive municipal complex, hiring professionals full time rather than shared services? What makes that different from pay to play? If the police site isn't good for the police department why would it be good for a larger building? She questioned by "Exhibit A" of Ordinance Number 01-2020 was not uploaded to the website prior to the meeting.

The City Attorney, William Opel, responded: Exhibit A is a proposed draft document and after the Governing Body takes action, it will be a public record. Assuming the Mayor and Council moves to introduce the Ordinance tonight, Exhibit A will be available for the public tomorrow. The Ordinance requires two readings. If introduced tonight, the public hearing will be scheduled for March 19, 2020. The City Planner, Emily Goldman informed the members of the public present that the Affordable Housing Plan was adopted on May 22, 2018, since then the City adopted the Lambertville High School Redevelopment Plan, amending it from condemnation to no condemnation, adopted the affordable housing and overlay one per the original settlement. The conversation about Affordable Housing Plan is what kicked off a larger conversation as well as some pretty fiery community meetings; including Clinton Street, the YMAC site, Holcombe Farm, and the Finkle's site. They were intense meetings with community push back and that kicked off a conversation about how to address or stop the city from onsy-towsy units to a larger conversation about our obligation and how we can better satisfy our obligation.

Audrey Byrnes addressed the Governing Body. She said she resides around the corner, has been here 15 years and when she first moved in, she was in the 100-year flood plain that turned into a 3-year flood plain. She questioned the current location and asked about combined services with the Township of West Amwell and asked if the City will pursue it again. Mayor Fahl commented that the City is actively looking at other sites, however the affordable housing is time sensitive so we chose the Police Department as the site to address the Affordable Housing Obligation. We will continue to have an ongoing discussion with the community. Councilwoman Urbish commented that the City is interested in shared service agreements but West Amwell is not interested because they just completed a new facility but it was a great idea.

Ms. Byrnes asked about the Library building and the big lawn space and if the City could build an addition. Mayor Fahl responded that it is being considered.

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 10**

Michelle Harris read the following statement into the record:

My name is Michelle Harris. I reside on Church Street. I am the owner of private engineering services and consulting company comprising approximately 40 architects and engineers. The primary focus of our business is recovery of state and municipal infrastructure following catastrophic disaster events and includes design and construction, cost estimation, public policy development, public funding analysis, and community liaison and facilitation. My comments are offered in the context of this professional background.

Municipal facilities suffering from deferred maintenance is a plight currently shared by a record growing number of cities nationwide. Lambertville is no exception. I don't doubt that our city services would benefit from improved facilities or question the right of municipal employees to work in safe environments conducive to executing the duties of their posts. I support the city's efforts to address infrastructure needs and to move our city forward.

I'm not asking for response to the following questions this evening, only asking that they are entered into the public record and be fully vetted prior to a final decision on this project being taken by the City.

What location alternatives will be considered, what criteria applied, and on what basis will the chosen site be determined to be viable and the best option? What entity will conduct this work, at what cost, and what mechanism will ensure independence?

What studies have been or will be done to determine that any chosen site is environmentally appropriate (as is or with remediation) and to determine that the building will not have negative environmental impact on the surrounding land and water ways? What entity will conduct this work, at what cost, and what mechanism will ensure independence?

What studies have been or will be done to determine that current roadways and traffic patterns surrounding a new facility at any location are appropriate in anticipation of increased citizen, employee and official vehicular traffic? If these studies have determined that roadways and/or traffic patterns would be altered, what is the cost of this work? What entity will conduct this work, at what cost, and what mechanism will ensure independence?

What cost estimation methodologies were used to arrive at the published estimates? Please provide line item detail regarding what is included in the estimate, for example the items above as well as build out costs.

Will you employ charrettes or another formal public engagement process (outside of city council meetings) to ensure not only public attendance at meetings but also an end result that incorporates public input?

From 2015 to 2018, approximately 40% of bonds supporting municipal projects nationwide have failed. What is the city doing to consider creative funding streams are being considered, including the possibility of private-public partnership?

I believe that as citizens we owe constructive, respectful discourse on this issue. It is equally incumbent upon city leaders to create an inclusive dialogue-driven process to arrive at a solution in which all Lambertville residents see some reflection of themselves.

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 11**

Finally, please count on my ongoing participation, my personal time and professional thoughts in support of this effort.

Michelle Harris, President, Alchemy Park LLC

Mayor Fahl thanked her for her comments. She said this will take us a little while because of where we are in the process.

Shaun Ellis: asked for clarification about the process for feedback for the actual details. He would like to be on the team and asked if there was other mechanism that might not be included. Councilwoman Taylor encouraged people to come to the Council meetings for the information. She said the City is at the beginning of the process and there is a lot of opportunity to get involved. Ms. Taylor said she understands the reaction but it is not the final design. The City is open to your feedback about what kind of forums are needed.

Jeff Tittel said he is not here on behalf of the Sierra Club. Mr. Tittel said what concerns him the most is the process. Usually when you have something like this you have an open forum with a presentation, explain the need, why and alternatives. He asked that the Governing Body be more open to get more answers with the town providing the information. Mr. Tittel expressed concern for the flood and the impact at 25 South Union Street. He said the City has many options to move forward and the City has not demonstrated a need. The Library works, town hall works, the police department works. There is no reason to go forward.

Barbara Walsh: commented that she is a professional planner and her last position was with COAH. The one thing that disturbed her is it seems to be a fate of compli. There are two things driving affordable housing, two separate issues that don't have to be together. A court approved settlement plan, don't have to use that to address the other issue which is very big combining offices into a single facility. She would like to see them separated.

Tom Schwarz: in his prior life, he oversaw two police departments as a Mayor and President of a College. In both cases we looked at the siting of those Police Departments. The first thing those Police Departments should not be in a residential neighborhood because of their ability to get out, sirens, police departments now need to barricade and protect from crazies. This violates every standard you would have. Someone mentioned West Amwell built it in a middle of nothing, not residential. Second, this issue of using Police Departments as a site, recognize nimby problems, notion welcoming liberal community, and put affordable housing under high power lines, put those who cannot afford housing off and into the wilderness. He said the City will have difficulty finding a developer. Is it true on 02-04-2020 the City signed the Fair Share Housing Development with the Police in it? Mayor Fahl responded the push on claim that communities like Clinton Street and the YMAC operating in NIMBY tenancy, she had long conversations with those folks and heard over and over again that the issue wasn't

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 12**

“Affordable Housing” as much as the density of the project. The alternative is the Police site. It is not appropriate to condemn a site up on the hill and away from the town to satisfy the Affordable Housing Plan. The City Agreed on 02-04-2020 to begin the process to identify the police station and have not done this yet, but its sour current Affordable Housing Plan. It will be a legislature process by which we agreed to do it and then do the work. The 2018 plan failed from each overlay and yes, we signed our agreement and we have a long way to go.

Shawn Douglas thanked the Governing Body for the opportunity to have us all together for the exchange in dialogue. It is unfortunate that the prior plan didn't go as well as it could have. It does seem a bit daunting, you seem like you are holding it together. Amazing for you and Council to be open minded, to be flexible, and most importantly to listen to what everyone is saying. The thinks he has heard are landmarks, the Lilly Mansion, it is old, built in 1812, the City named the Street after Mr. Lilly. City has been building 1870 with incredible architecture. It is essential for the City to retain them, to help with character. If we could be open minded and think about other possibilities, perhaps not one solution, one fit all, bifurcate and have different ideas. Thank you to everyone community spirited. Mayor Fahl said she agreed they are important historic jewels. She made a commitment from her administration to sue as economic driver to live and visit here because of the historic nature. She works with Historic Preservation Commission and architects giving of their time, to address concerns to preserve as historic sites and she is contemplating the best way to protect the sites. The City has an extremely strict tear down law and we will also be including historic sites and the ACME site so that we have control if we lease it or sell it to maintain it.

Peter Page – withdrew his request.

Carolyn Murphy, Stockton, was present about the Animal Control Officer position.

Elycia Lerman said she has resided in Lambertville for 30 years. The job of Mayor and Council is not to tax and spend but to take care of safety, there is a not yet resolved issue with schools and why isn't the City doing this in conjunction with the schools? COAH issues have five years to be addressed. COAH requirements is a red herring. There needs to be a separate meeting to educate the public on COAH requirements because there is a lot of language and it might be clear on solutions on what our requirements are. This cannot be at the expense of the Central Business District, or the environment. The large complex in the middle of the CBD doesn't seem like an appropriate response. An outline of the project, the structure with a timeline and alternatives prior to rolling this out would have been a better way to inform the public.

Lisa Goetz – withdrew her request.

Jamie Heineman – was not present when her name was called.

Werner Hartl said he has been to the Library a number of times and was never aware of the big problem. The place is comfortable, he goes to the staff to see if there is a

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 13**

tremendous demand. Affordable Housing is one way to stop spending so much money and increasing people's taxes. He feels this is hypocritical and asked that the Governing Body stop spending and you will have all of the affordable housing you want. There is a big difference going into debt yourself and then encouraging others to go into debt.

Kevin Byrnes, expressed concern about moving outside the flood plain to inside the flood plain and the unknowing cost of flood insurance, vehicle congestion, sirens at 2 am and the cost of the project. The architectural history, iconic buildings, and preserving the integrity of the building were all concerns. He ended with a discussion he had with the city administrator and concerns about litigation has no merit and has no legal challenge. Party to action does not determine the outcome.

Thank you for the opportunity to review the proposal for the construction of one of the biggest buildings in Lambertville in ground zero floodwaters on south union street where the "ACME" building is currently situated. According to the proposal, a three-story building would be constructed. The municipal building would provide space for police, city, library, court, and other services.

You might not have been in Lambertville during the many floods since 2000, but I have been- The ACME building flooded many multiple times. We were all able to access city services because the location of the police and municipality were outside the floodwaters.

This proposal puts them inside. Even if it were possible to enter a flooded municipal building to access services during an emergency, residents should not have to rely on generators for essential services if we do not have to. This proposal does nothing to enhance the safety of city residents.

Moreover, the proposal significantly increases the cost of flood insurance by moving services outside the flood plain into the flood plain. Furthermore, a newly constructed building will be more costly to insure, especially in a flood plain.

Even if we know what the insurance cost is today, we do not know the cost tomorrow. The unpredictability of floodwaters means the unpredictability of flood insurance premiums.

Ask the residents of South Lambertville about the escalating price of flood insurance before imposing additional escalating flood insurance costs on residents through increased taxes to pay for city insurance.

I will leave it up to an expert to articulate the environmental costs of the project should that be necessary; for now, I am just talking about the uncertainty and escalating price of flood insurance.

I read your FAQ section, and you note that there will be a study "to mitigate" the problem of additional traffic congestion on South Union Street resulting from the proposal. At least you are aware that it would exacerbate the problem of vehicle congestion. My car has already been struck twice while parked on Union Street, and I no longer park it there if I can avoid it. on weekends, South Union Street is particularly clogged. Even if police sirens go off and lights are flashed, it is unclear where the cars can go to get out of the way' Do we know if there will be additional road construction costs to implement the proposal, and if so, how much?

The police currently have instant access to the highways leading to hospitals; the same cannot be said if the police are relocated. on congested -South Union Street. In life and death situations, minutes matter.

Beyond safety, there are quality of life considerations. The anticipation of police sirens going off on South Union Street at 2:00 a.m. while community residents have to rise at 6:00 a.m. to go to

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 14**

work is one of the reasons why it was so difficult to find anyone in that crowded room who supported the proposal.

The proposal asserts that it preserves Lambertville's architectural history. It is not entirely clear how covering up one of Lambertville's most iconic buildings with bricks and windows preserves the architectural history of Lambertville.

I understand that the city is under pressure to comply with affordable housing mandates, but I also understand that there are alternative plans that work with existing structures and do not require the high debt-load needed to finance this proposal. I also know that costs are involved in preserving the integrity of the existing structures, but the increase in debt would be considerably smaller.

Lambertville's revenue and appropriations summary ending December 31, 2019, shows an increase in tax delinquency receipts from \$150,000 to \$153,750 over the past year. The proposal would only exacerbate a growing tax delinquency problem confronting Lambertville residents.

Apparently, no consideration has been given to the possibility of a legal challenge to the proposal. Given the high turnout at the meeting, with everyone voicing opposition, the city also has to consider the costs and delay of a legal challenge to the proposal.

Nobody is going to challenge the renovation of existing structures. Fundamentally alternating the character of a community, however, could prompt a backlash and legal action. When I discussed this problem with the city administrator, he said that no consideration had been given to a legal challenge because litigation has no merit and nobody has standing (meaning the right to challenge the proposal in court). When I inquired if he was a lawyer, he said that he is not but that he works with lawyers; they say there can be no legal challenge.

There was a misunderstanding somewhere. Initially, a party to an action does not determine the outcome of the action. The fact that one party concludes that potential litigation has no merit has never prevented another party from filing a lawsuit and letting the courts decide.

In fact, a municipal ordinance or action is reviewable by the Superior Court, Law Division. See Cox and Koneig, N.J. Zoning & Land Use Administration, Chapter 40, sec. 40-L, at 805 (Gann 20Lg-2020). Not only could the proposal be challenged in Superior Court, Law Division, it could be appealed to the Appellate Division, and a petition for certification could be filed with the State Supreme Court. If the State Supreme Court grants certification, a second level of full review would result.

Moreover, any resident adversely affected by the construction would have standing to challenge whether the municipality acted reasonably.

An "interested party" has the right to challenge the validity of a land use ordinance: "[I]n the case of a civil proceeding in any court..., any person, whether residing within or without the municipality, whose right to use, acquire, or enjoy property is or may be affected by any action taken under this Act, or whose rights to use, acquire, or enjoy property under this Act, or under any other law of this State or the United States have been denied, violated or infringed by an action or a failure to act under this Act." N.J.S. 40:55D4@).

Given the fact that my property, at 38 Ferry street, and other properties in the area, may be affected by the proposal, my neighbors and I would have standing to legally challenge the proposal.

A meritorious claim, arguably, could be made on the basis of the reasons set forth in this letter as well as other letters submitted by residents who oppose the proposal. Moreover, expert opinion evidence could be proffered, if necessary, to support these claims. The law requires that

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 15**

municipalities act reasonably when enacting ordinances and making construction decisions. Since there are less burdensome, less costly, and safer alternatives available to accomplish the same purpose of meeting affordable housing requirements and providing city services, this proposal is unreasonable.

When reviewing your options, please consider that alternative plans to meet affordable housing requirements would not involve litigation; this proposal could.

I have been a lawyer long enough to know that when it comes to litigation, there are no guarantees, especially when meritorious arguments could be made on both sides. If you decide to proceed with the proposal, be advised of the risk that city resources could be squandered and time wasted., with nothing to show for it.

I know you are doing your best to deal with difficult problems. This proposal, however, is not the solution.

Thank you for your time and attention.

Gina Fischetti made some general statements. Generally, the plan as it is currently proposed is short sighted and fails to truly look at what Lambertville can do to use existing resources. You need to think creatively to use what we have rather than throwing it away. It is not fiscally responsible and not environmentally responsible.

Questions about affordable housing: Understanding that the police site is supposed to address the city's unmet need, initially to address the unmet need was the Closson site, then Clinton Street. I do know that on Clinton Street, it was considered 8 units with 1 affordable housing going towards the unmet need. That would fulfill the obligation towards that unmet need she was not sure why the police site was necessary. With regard to the old high school site, moving from condemnation to no condemnation, how does it affect suitability, development ability, realistic ability? Remove the high school site with redevelopment and replace it with the police site. How will it affect the city's affordable housing plan? The City Planner, Emily Goldman responded that the Closson property would have resulted in 17 affordable units, remove that and add the Auto Part's property, YMAC, Finkle's overlay and we were looking at accessory apartment program. When the YMAC didn't proceed, the Auto Parks, Finkle's then took a step back with a more wholistic approach through negotiations with fair share they previously said YMAC, Finkle's Auto Parts were ok as substitutes with a total of 8 units. What we proposed in the amended plan would produce 10 sites. It would kick in use various, not for as of right development, all unmet need sites, even though we are converting to noncondmnation, we were directed to keep in the RDP. Ms. Fischetti asked if the zone, not constructed, why is the police site be discussed and pushed? The City Planner responded that we still have an obligation, once the fairness hearing is complete, the City has 120 days to adopt and apply the zoning to be able to effectuate the settlement agreement. Mrs. Fischetti asked if the City was going to do with the redevelopment and rehabilitations sites? Mayor Fahl responded that it was still early in the decision process. There is no clear answer because we are unsure. Ms. Fischetti

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 16**

asked if it was going through public bidding. Mayor Fahl responded that she didn't know.

John Mathieu asked about the court approved COAH plan? The City Planner responded that the initial agreement was in May of 2018 and was court approved. The amended is in process. Mr. Mathieu commented that Mr. Tittles comments were extremely important. You will have to comply with C1 stream designation, obtain DRCC approval, and the restraints with Swan Creek. COAH housing that can be done, many times in a municipality, they grant amnesty to illegal apartments in exchange for classifying them as affordable housing. He asked for a needs assessment and to have COAH give a public presentation. Mayor Fahl responded that the City is in the process of completing the needs assessment. An initial assessment was completed with department heads and the city architect and with Clarke Caton Hintz, the City Planner.

Paul DiBenedetto said the City should be embarrassed. We are 13 million in debt, 3,800 citizens, He asked to see the budget.

Judy Detrano, thank you for taking the public comments before you go through quite a long agenda. The reason I added my name, I need to respond to how I heard your comments in regard to a lot of the previous buildings that would have provided affordable housing units and having been to almost all of the meetings, I think what was misrepresented by your response was that no resident was against those proposals, they were agreeable to have affordable care units but the issues consistently were: oversized for their location, diminishing parking spaces, and proposals without architectural or colonial historic to our town. She further asked the following three questions:

- 1: Is it true that an area of development/overlays allows the city to grant 30-year tax credits without paying taxes;
- 2: Why in a community where property values are so high, why offer tax abatement?
- 3: Why tax abatement for developers when raising taxes?

Mayor Fahl responded by saying she did not mean to misrepresent your feelings or your neighbor's feelings. The most important is with methods of affordable housing being driven by mixed use, market rate, inclusionary developments with the expectation of densification in each of those areas; the Closson's, Clinton Street, the gross over development was the significant issue and not the affordable housing itself. I whole heartedly agree to the tone by which the conversation met. The City Attorney added that the Area in Need is tax incentive. A designated redeveloper would be eligible for tax incentives but not paying zero taxes. It allows redevelopers to enter into an agreement where they pay smaller portions but they pay that all to the City. The school, county, fire taxes all could be negotiated and the agreement must be approved by the Governing Body. Mayor Fahl added that the City already has pilot agreements with a couple of multifamily properties. The City Planner added that the only other difference is the City

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 17**

does an Area in Need of Rehabilitation with a five-year tax exemption and it doesn't mean they pay no taxes.

Larry Vellensky – withdrew his request

Sue Bell said she has lived in Lambertville for 13 years. Three years after they moved in the real estate crashed and we are now doing this out of retirement income. She previously was a transitional housing and worked with people who needed COAH. When you give a developer a tax break, the school doesn't benefit. This is a great school and it's a community school, but she is embarrassed. She wants the community respect the kids in the school. She asked that the City stop posting on Facebook.

Luanne Ferragino – withdrew her request

Dave Ringer said he is a registered Architect, involved in the City for over half a century. He is licensed in New Jersey and Pennsylvania. He moved from Trenton to Lambertville. While in Trenton he served on landmarks commissions for historic preservation and they did a fine job. He has worked for the Corp of Engineers, his job was to go around various armory's and find out what was wrong and then prepare bids, supervise what they did. He is a regular visitor to the Library and a regular visitor to City Hall. The buildings are in fine shape. He heard someone earlier called for a third-party review from someone not associated by the Governing Body and not paid by the City. He is willing to do an unbiased review. He said there were a tremendous amount of questions, some were not answered. Will all the answers be on the website? He would like a hardcopy to see what the opinion of each of you up there is because there is an election in June.

Mike Redman is a 25-year resident. The proportion of a town of 4,000 residents should not build a 30,000 square foot building. Careful what you build, you will encourage others to build. Development was stopped on the river by having the rod declared an f-rating. We can get ourselves in trouble.

Marsha Tucker commented that a usability study is incredibly important. She works at a research Library in Princeton. We need a strategic plan. She feels she isn't getting the full story. Mayor Fahl responded that this plan was put together with the Library Board and they just completed a five-year strategic plan with six visioning plans, along with a public survey. They are producing the results now. All of this will be included in ongoing discussions on facilities and needs. I agree wholeheartedly and we are looking forward to doing that with the public.

Jeff Kline said he is a 70-year resident, grandfather served as the Mayor. He really respects everyone that works for the City. They do jobs we don't want to and have to get involved in this but we are all here tonight, nobody wants that building. You spoke a lot about how you care, about the historic aspects of the buildings, things like that. You have to think about the future. I've seen places come and go and the most revered places are the places that have been here the longest. That's a beautiful building, most solidly

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 18**

built buildings from that era. You say you care about the history and the future; the future is made up of decisions we make today. Think about that for our kids, is that the building you proposed what you want Lambertville to look like?

Lori Howe said this feels eerily similar to what we just went through at the school with the lack of transparency in appropriate studies. The scare tactics use, I feel some of that is going on here. When you have an architect render a drawing, it's money and the decision is made. She cautioned everyone to do better, look at all of the options because that's something we didn't get but there is one thing we did get, we got to vote.

Mayor Fahl thanked everyone and for their thoughtfulness and civility.

The Governing Body took a break at 9:21 pm and reconvened at 9:28 pm with a motion made by Council President Asaro and seconded by Councilwoman Urbish.

APPROVAL OF MINUTES

Council President Asaro asked for a motion to approve the following sets of minutes: 01/20/2020 Voting Session Minutes, 01/20/2020 Closed Session Minutes

Councilman Sanders made the motion and Councilwoman Urbish seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present.
MOTION CARRIED.

Council President Asaro asked for a motion to approve the following minutes: 01/31/2020 State of the City Address. She noted that the 02/04/2020 Work Session Minutes will be on the meeting agenda for the 03-19-2020 voting session.

Councilwoman Taylor 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.

PROCLAMATIONS

New Jersey Local Government Week

Council President Asaro read the proclamation by title into the record.

City of Lambertville
**NJ Local Government Week
Proclamation**

**A RESOLUTION OF THE CITY OF LAMBERTVILLE, RECOGNIZING NJ
LOCAL GOVERNMENT WEEK AND ENCOURAGING ALL CITIZENS TO
SUPPORT THE CELEBRATION AND CORRESPONDING ACTIVITIES.**

WHEREAS, local government is the government closest to most citizens, and the one with the most direct daily impact upon its residents; and

WHEREAS, local government provides services and programs that enhance the quality of life for residents, making their municipality their home; and

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 19**

WHEREAS, local government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, local government officials and employees share the responsibility to pass along the understanding of public services and their benefits; and

WHEREAS, NJ Local Government Week offers an important opportunity for elected officials and local government staff to spread the word to all citizens of New Jersey that they can shape and influence this branch of government; and

WHEREAS, the NJ State League of Municipalities and its member municipalities have joined together to teach citizens about municipal government through a variety of activities.

NOW, THEREFORE, BE IT RESOLVED BY the Governing Body of the City of Lambertville AS FOLLOWS:

Section 1. That the City of Lambertville encourages all citizens, local government officials, and employees to participate in events that recognize and celebrate NJ Local Government Week.

Section 2. That the City of Lambertville encourages educational partnerships between local government and schools, as well as civic groups and other organizations.

Section 3. That the City of Lambertville supports and encourages all New Jersey local governments to actively promote and sponsor NJ Local Government Week.

PASSED AND ADOPTED by the City of Lambertville, this 20th day of February, 2020.

Julia Fahl, Mayor

Mayor Fahl/Council President Asaro asked for a motion to adopt the Proclamation promoting and sponsoring NJ Local Government Week. Mayor Fahl made the motion and Councilwoman Taylor seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

RESOLUTIONS

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

Council President Asaro asked for a motion to adopt Resolution Numbers 39-2020 through 46-2020, and noted they are posted within the meeting agenda.

RESOLUTION NUMBER 39-2020: A Resolution to Amend Resolution Number 27-2020, Correcting the Language to Read, "Half Day Given."

RESOLUTION NUMBER 39-2020

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 20**

A Resolution to Authorize an Amendment to Section Two, Work Place Policies, Attendance Policy and Section Three Paid and Unpaid Time Off Policies of the Staff Policy and Procedures Manual.

SECTION TWO ATTENDANCE POLICY

Attendance Policy:

All employees are expected to be at work and ready to assume their duties at the beginning of the scheduled workday. Lateness and absence will be tolerated only in emergencies or when the Department Head gives prior approval. All absences must be reported to the Department Head prior to the start of the normal workday. The normal working hours for administrative departments are 9 AM to 4:30 PM. The working hours for other departments are established by departmental procedures and bargaining unit agreements. Office hours can be confirmed by visiting the City's website at www.lambertvillenj.org or by calling the office at 609-397-0110.

Changed to read: For the Staff at City Hall:

Monday, Wednesday and Thursday, 9 AM to 4:30 PM

Tuesday, 9 AM to 7:30 PM

Friday, 9 AM to 12:30 PM

Minor adjustments of attendance and hours may be granted with written permission from the Business Administrator.

SECTION THREE, PAID AND UNPAID TIME OFF POLICIES

Paid Holiday Policy:

Non-contractual Employees are entitled to the following paid holidays:

- New Year's Day -All Offices are closed a full day.
- January 17, 2020 – Friday before Dr. Martin Luther King Jr. Day (half day given)
Martin Luther King's Birthday – All Offices are closed a full day.
- February 14, 2020 – Friday before Presidents Day (half day given).
- Lincoln's Birthday – *to be used as a floater.*
- President's Day – All Offices are closed a full day.
- Good Friday – All Offices are closed a full day.
- May 22, 2020 – Friday before Memorial Day half day (half day given).
- Memorial Day – All Offices are closed a full day.
- July 2, 2020 - Friday before Independence Day - July 2nd (half day given).
- Independence Day - All Offices are closed a full day.
- September 4, 2020: Friday before Labor Day - September 7 (half day given)
- Labor Day - All Offices are closed a full day.
- October 9, 2020 - - Friday before Columbus Day (half day given).
- Columbus Day - All Offices are closed a full day.
- Veterans Day - All Offices are closed a full day.
- November 25, 2020 - Day before Thanksgiving (half day given) afternoon off.
- Thanksgiving Day - All Offices are closed a full day.

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 21**

- Day after Thanksgiving (except Sanitation personnel who work on this Day).
- December 24, 2020 - Whole day (full day given).
- Christmas Day - All Offices are closed a full day.

A holiday falling on a Saturday will be observed on the preceding Friday, and a holiday falling on a Sunday will be observed on the following Monday.

ADOPTED: February 20, 2020

RESOLUTION NUMBER 40-2020: *A Resolution Authorizing the Redemption of a Tax Lien for Block 1008, Lot 20, In the Amount of \$20,430.85, Plus a Premium in the Amount of \$31,200.00.*

RESOLUTION 40-2020

A Resolution Authorizing the Redemption of a Tax Lien for Block 1008, Lot 20 In the Amount of \$20,430.85 Plus a Premium in the Amount of \$31,200.00

WHEREAS, Tax Lien Certificate 18-00004 issued on Block 1008 Lot 20 was sold to Light Properties, LLC on 06/21/2018 and subsequently assigned to Bala Partners LLC, 17 W Cliff St, Somerville, NJ 08876 on 2/ 11/2020.

WHEREAS, payment has been received by the Tax Collector for redemption of the tax lien from an attorney for the new owner.

NOW THEREFORE BE IT RESOLVED by Mayor and Council of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey that the check is hereby authorized to Bala Partners LLC, 17 W. Cliff St, Somerville, NJ 08876 for the redemption of tax lien certificate #18-00004 in the amount of: \$20,430.85

BE IT FURTHER RESOLVED THAT, the City is holding a premium in the amount of \$31,200.00 and upon redemption this is due back to the lienholder.

2 checks for the lienholder –

Check 1= \$20,430.85

Check 2= for premium= \$31,200.00

ADOPTED: February 20, 2020

RESOLUTION NUMBER 41-2020: *A Resolution Amending Resolution Number 06-2020 to Include Jasna Ljutica, Violations Clerk, as a Signer on the Bank Accounts for the Court.*

RESOLUTION NUMBER 41-2020

A Resolution Amending Resolution Number 06-2020 to Include Jasna Ljutica, Violations Clerk as a Signer on the Bank Accounts for the Court

WHEREAS, on January 7, 2020 the governing body of the City of Lambertville met to hold the annual reorganization; and they designated employees as signers on City Bank Accounts.

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 22**

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Lambertville, County of Hunterdon, State of New Jersey, that Resolution Number 06-2020 is hereby amended to including the following people as authorized signers through 2020 and checks drawn or withdrawals from these accounts be signed as follows:

Municipal Court General Account and Bail Account:

Patricia Wozniak, Municipal Court Administrator and Jasna Ljutica, Violations Clerk

ADOPTED: February 20, 2020

RESOLUTION NUMBER 42-2020: *A Resolution Authorizing the Business Administrator to Sign the Contract with Suburban Consulting for Engineering Services Related to the George Street Project, York Street at the south end and Elm Street at the north end, in An Amount Not to Exceed \$40,000.*

RESOLUTION NUMBER 42-2020

A Resolution Authorizing the Business Administrator to Sign the Contract with Suburban Consulting for Engineering Services Related to the George Street Project, York Street at the south end to Elm Street at the north end, in an Amount Not to Exceed \$40,000.00

WHEREAS, on January 7, 2020 the governing body of the City of Lambertville appointed Suburban Consulting to serve as the City Engineer; and

WHEREAS, the City received grant funding from the State of New Jersey for the resurfacing of George Street from York Street at the south end to Elm Street at the north end; and

WHEREAS, as per the contract, Suburban Consulting will submit a proposal for the approval of the Governing Body for each project.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Lambertville, County of Hunterdon, State of New Jersey, that the Business Administrator is hereby authorized to sign the contract with Suburban Consulting for engineering services for the resurfacing of George Street beginning at the south end of York Street and ending at the north end of Elm Street in an amount not to exceed \$40,000.00.

ADOPTED: February 20, 2020

RESOLUTION NUMBER 43-2020: *A Resolution to Amend Resolution Number 161-2019, Discharge of Mortgage for 65 North Franklin Street, Amending the Page Number Recorded at the County and Amount to read \$21,220.00.*

RESOLUTION NUMBER 43-2020

A Resolution to Amend Resolution Number 161-2019, Discharge of Mortgage for 65 North Franklin Street, Block 1081, Lot 26, in the Amount of \$21,220.00

WHEREAS, on November 12, 2019, the City of Lambertville received the payoff from the Emerald Title Agency for Joseph Mullen for the property known as 65 North Franklin Street in the amount of \$21,220.00; and

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 23**

WHEREAS, the original mortgage was recorded in the County of Hunterdon on June 21, 2002, in mortgage book 2222 on page 246 # Pg 3 MTG.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Lambertville that the Mayor, City Attorney and City Clerk are hereby authorized to sign the Discharge of Mortgage in an amount not to exceed \$21,220.00 and to forward the Hunterdon County Recording Data Page to the County of Hunterdon for recording.

ADOPTED: February 20, 2020

RESOLUTION NUMBER 44-2020: *A Resolution to Amend Resolution Number 28-2020, Appointing William Mennen as the Municipal Court Judge for the City of Lambertville at an Annual Salary of \$15,000.00, Beginning 01/01/2020 ending 2/28/2022.*

RESOLUTION NUMBER 44-2020

A Resolution to Amend Resolution Number 28-2020, Appointing William Mennen as the Municipal Court Judge for the City of Lambertville at an Annual Salary of \$15,000.00, Beginning 01/01/2020 and Ending 02/28/2022

NOW THEREFORE BE IT RESOLVED by Mayor and Council of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey that William Mennen is hereby appointed to serve as the Municipal Court Judge for a two-year term beginning January 1, 2020 and ending February 28, 2022, at an annual salary of \$15,000.00 for the 2020 term.

ADOPTED: February 20, 2020

RESOLUTION NUMBER 45-2020: *A Resolution to Authorize the Refund of Escrow in the Amount of \$1,294.66 to Rachel Cyzner for Block 1042, Lots 19 and 20, 39 Bridge Street.*

RESOLUTION NUMBER 45-2020

A Resolution to Authorize the Refund of Escrow in the Amount of \$1,294.66 to Rachel Cyzner for Block 1042, Lots 19 and 20, 39 Bridge Street

NOW THEREFORE BE IT RESOLVED by Mayor and Council of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey that the refund to Rachel Cyzner for escrow posted for an application before Zoning Board of Adjustment for the property known as block 1042, lots 19 and 20 on the Tax Map of the City of Lambertville, with a mailing address of 39 Bridge Street in the amount of 1,294.66 is hereby authorized.

ADOPTED: February 20, 2020

RESOLUTION NUMBER 46-2020: *A Resolution to Authorize the Refund of the Veteran's Deduction for Block 1061, Lot 7.01, 118 Douglas Street in the Amount of \$250.00 to Michael Brusca and Mayfield Williams.*

RESOLUTION NUMBER 46-2020

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 24**

A Resolution to Authorize the Refund of the Veteran's Deduction for Block 1061, Lot 7.01, 118 Douglas Street in the Amount of \$250.00 for Michael Brusca and Mayfield Williams

WHEREAS, the Tax Collector requested a refund of a Veteran's Deduction granted by the State of New Jersey for the 2019 taxes for Block 1061, Lot 7.01 on the Tax Map of the City of Lambertville, with a mailing address of 118 Douglas Street.

NOW THEREFORE BE IT RESOLVED by Mayor and Council of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey that the refund to Michael Williams and Mayfield Williams for the 2019 Veteran's Deduction for block 1061, Lot 7.01, 118 Douglas Street is hereby authorized.

ADOPTED: February 20, 2020

Councilwoman Urbish made the motion to adopt Resolution Numbers 39-2020 through 46-2020. Councilwoman Taylor seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

The Business Administrator said this was an error in calculation on his part and it should have been \$15,000 which is a reduction from \$18,000 from the 2019 calendar budget.

RESOLUTION NUMBER 47-2020: *A Resolution to Amend Resolution Number 20-2020, Increasing the Contract Not to Exceed Amount to \$15,000.00 for Happenings Media to Serve as the Communications Director.*

RESOLUTION NUMBER 47-2020

A Resolution to Amend Resolution Number 20-2020, Increasing the Contract Not to Exceed Amount to \$15,000.00 for Happenings Media to Serve as the Communications Director for the 2020 Calendar Year

WHEREAS, on January 7, 2020, the Governing Body authorized the contract with Happenings Media to serve as the City's Communication Director; and

WHEREAS, the contract was awarded pursuant to the Fair and Open Process, a process that provides for public solicitation of proposals OR qualifications and the New Jersey Local Unit Pay-to-Play Law as defined in N.J.S.A. 19:44A-20.4 et seq., bids were advertised on October 10, 2019 and received on November 6, 2019, providing sufficient time to give notice, and publicly opened on November 6, 2019 for; and

WHEREAS, the CMFO certified sufficient funds are available in the 2020 Temporary Budget, adopted ordinances or grants, and will be made available in the 2020 Municipal Budget for the City of Lambertville for such services;

NOW, THEREFORE, BE IT RESOLVED that the Council Members of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey hereby confirms the change in the not to exceed amount for Happenings Media to serve as the Communications Director for the 2020 calendar year to \$15,000.00.

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 25**

BE IT FURTHER RESOLVED that the not to exceed amount established is for general services only. Additional not to exceed amounts will be established on a per-project basis.

BE IT FURTHER RESOLVED that the Mayor and/or the Business Administrator are hereby authorized and directed to finalize and sign an agreement for the 2020 calendar year.

BE IT FURTHER RESOLVED that notice of this action shall be printed in the February 24, 2020 issue of The Times, N.J.A.C. 5:34-9.5 (d).

ADOPTED: February 20, 2020

Mr. Paul Stevens asked why the City was asking for money from the LMUA. Mayor Fahl responded that this has been done for several years. The City Clerk added that if we don't request this, we will have a \$72,000 hole in the budget.

RESOLUTION NUMBER 48-2020: A Resolution to Request \$72,000.00 from the LMUA.

RESOLUTION 48-2020

A Resolution Requesting \$72,000 from the Lambertville Municipal Utility Authority, Pursuant to P.L. 2204, c. 87

WHEREAS, P.L. 2204, c. 87 established a formal procedure for local authorities to transfer funds to their creating government agency; and

WHEREAS, the Lambertville Municipal Utility Authority was created by the governing body of the City of Lambertville; and

WHEREAS, N.J.S.A., 40A:5A-12.1 in part states:

“To the extent there is available an undesignated fund balance or unreserved retained earnings by (a covered authority) ... an amount in that undesignated fund balance or unreserved retained earnings, not to exceed 5% of the annual costs of operation of the authority may be appropriated for use in the local budget of the municipal or county that created the authority unless otherwise restricted by bond covenants;” and

WHEREAS, the law required payments to the municipality shall be made no later than 30 days prior to the close of the municipality fiscal year, or anytime sooner as made by mutual agreement; and

WHEREAS, the City of Lambertville has anticipated the Lambertville Municipal Utility Authority appropriation of \$72,000 as a Special Item of Revenue in the proposed 2020 municipal budget.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Lambertville, County of Hunterdon, State of New Jersey does hereby request that the Lambertville Municipal Utility Authority transfer \$72,000 to the City of Lambertville.

ADOPTED: February 20, 2020

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 26**

Mayor Fahl asked for a motion to approve Resolution Numbers 47-2020 and 48-2020. Council President Asaro made the motion to adopt the resolutions as listed on the meeting agenda. Councilwoman Taylor seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

APPROVAL OF THE BILLS LIST AND THE AMENDED BILLS LIST.

Mayor Fahl/Council President Asaro asked for a motion to authorize payment of the Bills List, the Amended Bills Lists. Councilwoman Urbish made the motion and Councilwoman Taylor seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

ORDINANCES – FIRST READING

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.*

Mayor Fahl read the Ordinance into the record by title. She informed the members of the public present that this is an ordinance that requires two readings; Introduction and first reading is tonight, February 20th; Public Hearing and Second reading is scheduled for March 19, 2020; this will be the subject of a public hearing at the Planning Board meeting scheduled for Wednesday, March 4, 2020, at the Phillip L. Pittore Justice Center; it will then come back to the Governing Body on March 19, 2020 and will be the subject of a public hearing in front of this board and then voted on for final approval; exhibit A will be posted on the city's website tomorrow, Friday, February 21, 2020 and a link to the exhibit will be send out via email to those on the list serve.

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

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 27**

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 *N.J.S.A. 40A:12A-7(e)*, 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 *N.J.S.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 *N.J.S.A. 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

Mayor Fahl informed the members of the public present that the City will be posting exhibit A tomorrow, February 21st and a link will be sent out via email through the list serve.

The City Planner, Emily Goldman, showed the plan dated November 2018 to the members of the public. She said the plan was reviewed, 138 units, 67 townhouses, 28

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 28**

affordable apartments. This does not change the plan, the zoning and design standards will remain the same, but we are removing the condemnation so the city doesn't spend money.

Mayor Fahl commented that this property owner was a contention with the city for many decades. We decided it was best to move away from condemnation. It feels unreasonable to pay for the cost of condemnation for that property. We are looking forward to this and it gets us to a better place. We will take questions although this is not the public hear. Mayor Fahl asked for questions and/or comments from the Governing Body:

Councilwoman Urbish said we are happy we are moving away from condemnation and she agrees it would be a burden for the taxpayers to take on.

Mayor Fahl asked for questions and/or comments from the public:

Lilly Chen, 17 Clinton Street asked what this means when you change this to no condemnation? The City Planner commented that this is a concept plan so it may not look exactly like this but the 20 affordable units would need to be integrated and missed in this concept, the zoning does have front, rear and side yard setbacks and architectural design guidelines. They cannot get a use variance but can get bulk variances, they can't change permitted uses, can't provide any less than 28 affordable housing units.

Mayor Fahl commented it does have to meet design guidelines of the City's Master Plan. Any change would need to be negotiated with the City with a new redevelopment plan. It isn't an overlay so the zoning is 67 townhouses, 72 apartments.

Ms. Chen commented that the NAPA building original submission was not close to the Master Plan, now that the YMAC is going to be redeveloped she wanted to make sure. The City Planner informed the members of the public present that the Planning Board just deemed the application complete and they will be at the April 1st Planning Board meeting.

Gina Fischetti, 16 Clinton Street asked by the original condemnation, 2003, it did not include all of the site, but most of the site. It was again in 2015, and then as part of the ongoing settlement agreement. Mayor Fahl responded that in 2019, when she took office, she was concerned about condemnation designation. She expressed that to Fair Share and the City Planner. It was a hard fight staring down the steam of litigation. The City Planner informed the members of the public that there are 8 litigation suits. Councilwoman Taylor commented there are lots of other law suits. We don't expect this will stop the litigation process but it allows us to no longer bear the burden of the cost of condemnation. Ms. Fischetti asked what is taking that designation away of the area in need of redevelopment? The City Planner responded that the landowner's seeking contract purchasers. The Zoning is in place, the owner is trying to see more development. I think he will be able to find a contract purchaser. Ms. Fischetti asked what would the city need to pay him? The City Attorney responded that was tough to

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 29**

answer because it depends on the settlement agreement and there aren't specifics to speculate.

David Ringer, 15 S. Main Street commented on the rendering you have, does that cover every block and lot in the ordinance? The City Planner said it does not show lot 32 as part of the concept. It is included in the designation thought. There is no other part of the City being affected by the Ordinance.

Mayor Fahl asked for a motion to introduce on first reading Ordinance Number 01-2020, with a public hearing scheduled for March 19, 2020.

Councilman Sanders made the motion and Council President seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present.
MOTION CARRIED.

ORDINANCES – SECOND READING

ADMINISTRATIVE REPORT – Business Administrator gave an update on the following topics:

Trash/Recycling/Third Can: The Business Administrator informed the members of the public present that tipping fees went up again for recycling and it is now \$98 per ton. He is working on it internally with public works so it doesn't cost more than garbage to recycle.

George Street Resurfacing: there was a resolution on the consent agenda to authorize the contract with the City Engineer with a not to exceed amount of \$40,000 for soup to nuts. The last road resurfacing project the city completed the engineering fees cost \$125,000.00 for engineering. Once engineering is complete, the City will hold a community meeting to inform the residents of the project. Mayor Fahl acknowledged the Business Administrator for the cost savings.

Professional Service Transitions: The Business Administrator thanked the Governing Body and informed the members of the public present that the City did a formal request for proposals in October of 2019. It was a lengthy process which included interviewing professionals for positions. He thanked all of the firms for their prior service and the new companies for applying.

Landlord Registration: The City made some relatively significant updates in the fire prevention side, and we just want to let the Landlords know, instead of doing landlord registration and paying a separate fee, it will all be handled under Fire Prevention. Alex Bauer asked that the city communicate this ahead of time so that the landlords know what to expect.

DPW Staffing Issues: The City previously had an agreement with the Department of Corrections to pick-up inmates to assist with garbage and recycling programs. This fell apart without notice to the City. Since then, the City has tried to hire part-time people

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 30**

and it has been difficult. Initially the rate was \$10 per hour but we are now paying \$12.50 per hour. We hired one or two new people but they took other jobs. Councilman Sanders asked for an update on the Trex recycling program. The Business Administrator said the City has collected 800 tons of plastic and he asked that the public not recycle bags that had food in them.

Mayor Fahl recognized Mark Donlon and Dana Ruggiero for the time they have donated to the program and for bringing in others to assist us with the collection of the bags. She said the Environmental Commission is working with partners at Gian in New Hope and McCaffrey's.

ONGOING PROJECTS

LMUA Force Main and Swan Creek Flood Gates: Swan Creek Flood Gate Project: The Business Administrator informed the members of the public that the City is working with a new engineering firm to review the project. They plan to hold a public meeting which will be noticed so anyone can attend.

CONSTITUENT CONCERNS/NEW BUSINESS

CRS Committee Report – *no report.*

COMMUNITY ADVISORY TEAM: *Application Process.*

Mayor Fahl informed the members of the public present that the City is putting together a Community Advisory Team. The application will be available by the end of day Friday. We are excited about this to have folks be a part of this. To have a diverse group of neighbors with lots of different types of work backgrounds to dig into numbers is exciting. The expectation is to go out to the community and constituency so people are informed and gather information as we do work behind the scenes on the project cost and a cost-benefit analysis.

CORRESPONDENCE

UNITY TITLE AND ABSTRACT, LLC: Notice of a donation of property to the City made by Susan P. Davis.

LETTERS OF OPPOSITION TO THE COMMUNITY DEVELOPMENT PLAN:

Robert Jordan

My names Robert Jordan and I reside at 16 South Union Street here in town. I am writing you today with a great deal of concern and disdain for how this Administration and the Mayor have handled the Proposal to construct a New City Administration Building on the site of the historic Acme site here in town.

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 31**

I must say, as you will see in my letter I can support the concept of housing our administration under one roof however, I have a great deal of concern as to the chosen location and amount of money projected to be spent on a project of this magnitude.

This administration is already operating under a 13 million dollar deficit with no real concept on closing the gap. The pure notion to take on this project and potentially double the deficit is clearly irresponsible on the part of all those involved!

To utter the words transparent is a joke. Countless hours and money have already been spent of tax payer dollars to put together this dog and pony show!

I urge each and everyone of you to take a stand against this frivolous spending and put an end to this plan. Each and everyone of you will be held accountable for your role in this! The tax payers should have a vote and a say on how tax dollars are being spent! To say you do not need to have our approval to do so is a crime!

I have prepared a letter with legitimate concerns for your review and comment. These are all valid points that need consideration!

I would be happy to meet or speak with all or any one of you should you have any questions regarding the attached letter or need further clarification.

Thank you in advance for you anticipated cooperation in doing what is best for the community of Lambertville and thank you for your service.

Sincerely,

Robert Jordan

Barbara Lindsey

Dear Lambertville City Council Member,

I'm writing to express my complete opposition to the proposed plan to construct a city services facility at the current Acme site.

This plan seems fiscally risky, aesthetically unappealing and logistically challenging.

I implore you to listen to your constituents who largely and passionately oppose this plan.

Respectfully,

Barbara S. Lindsey

Laura J. Lindsey

I'm writing to express my complete opposition to the proposed plan to construct a city services facility at the Acme site.

This plan seems fiscally risky, aesthetically unappealing and logistically challenging.

I implore you to listen to your constituents who largely and passionately oppose this plan.

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 32**

Respectfully,
Laura J. Lindsey

Sean and Marcia Tucker

Thank you for your service to the community of Lambertville. I write to you today because my spouse Sean and I feel that it is a terrible idea to collocate city hall, the library, the police, and city services in a flood zone. We feel that the plan to place affordable housing on the edge of town on a location which is composed of landfill, by a stream, which has already caused the condemnation of one dwelling through erosion, is a horrible idea. We predict that the land under the police station will eventually become a superfund site given pollutants that may be featured in the fill.

While we were not present to hear why the anticipated development touching on the old high school property was removed as a candidate for affordable housing and redevelopment, we feel that, given the emergency role of OEM and the police, it would be a far better place to collocate city services. We know that the Acme is a poor location for the centralization of city services. We have witnessed many floods in Lambertville and, in particular, the Acme location since we moved in.

Recent years have been remarkably quiet time for flooding and while upstream some of the problems which have caused flooding have been remediated, it is only a matter of time before we again have floods in town to contend particularly given climate change and increased rainfall.

There are too many vague aspects to this plan which could result in significant financial setbacks. Until there is an accurate assessment or a detailed feasibility study with numbers which takes into account the flooding, regardless of offices planned for the second floor, **we strongly urge you to not support this plan and project.**

Respectfully, and with sincerest thanks,

Sean and Marcia Tucker

ANNOUNCEMENTS

LIBRARY BOARD: *The Lambertville Free Public Library has a vacancy. All interested parties should forward their letter of interest and a resume for consideration to the City Clerk at cityclerk@lambertvillenj.org.*

JUSTICE CENTER PARKING: Space Number 16 is available for lease at the Phillip L. Pittore Justice Center. The fee is \$55 per month. Please call Tina at 609-397-0110, ext. 12 for additional information.

OFFICE CLOSURES:

PRESIDENTS DAY: *City Hall will be closed February 14, 2020 and Monday, February 17, 2020.*

Friday's Garbage and Recycling Pick up will be on Thursday,
February 13, 2020;

Monday's Third Can pick-up will be on Tuesday, February 18, 2020

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 33**

PUBLIC PARTICIPATION/PUBLIC CONCERN

Carolyn Murphy, Stockton Borough, asked about the status of the Animal Control contract. She gave an overview of her prior work history in the City with public relations, enforcement, and generating \$20,000 in revenue. She referenced her October letter and offered to work for the City with all-inclusive services for \$11,000.00.

Dear Mayor Fahl & Council,

I would like to take this opportunity to reach out and let you know as a long time resident of Hunterdon County and as a NJ Certified Animal Control Officer currently serving local municipalities, I would be pleased to offer my services to you and the residents of Lambertville.

I have been serving the community and surrounding area for the last 20 years in the animal industry. Keeping business local offers a more personal level of service, an interest in the well-being of the community, guidance, and prompt and efficient response to the needs of the residents. I can provide cost effective services that will only benefit Lambertville and the safety of the public.

In addition to offering competitive rates and currently providing services in neighboring towns would allow the concerns and needs of Animal Control to be addressed promptly. It would also allow for a presents in the community to address public safety issues and animal welfare. Establishing a professional relationship with the community would allow further education and solutions. Enforcement of local ordinances and state laws would provide funding, and it would allow the community to establish acceptable codes of behavior which brings a sense of order to the residents and visitors of Lambertville.

I would like the opportunity to discuss my professional services in more detail. Please let me know if you would be interested in meeting.

If you have any questions, or if I may be of service to you, please do not hesitate to contact me. Thank you in advance for your time and consideration.

Judy Detrano – two quick things:

Christmas trees in Ely Field – in Ocean Township they are using them to help with erosion. Maybe we can look into that.

Shade Tree Commission – Does the City Council have any relationship in terms of supporting the Shade Tree Commission and the Roman Catholic Church. Ms. Detrano expressed concern over the 2015 approval and the failure to replant trees. Emily Goldman, the former Chair of the Shade Tree Commission commented that it was part of a larger sidewalk replacement that received NJDOT approval. She was in close contact with them but after six months they stopped acknowledging her emails.

Elycia Lerman had some questions about recycling. With all of the change to remove plastics from the recyclable items, what do you do with all of the other items that don't qualify? She asked for a fine detail about what goes into the recycling bin.

David Ringer, asked for the recycling list. The City Clerk will email it to him.

ADJOURNMENT

City of Lambertville

**REGULARLY SCHEDULED SESSION
THURSDAY, FEBRUARY 20, 2020, 7:00 PM
PHILLIP L. PITTORE JUSTICE CENTER
MINUTES
Page 34**

The meeting adjourned at 10:29 p.m. with a motion made by Council President Asaro and seconded by Councilwoman Urbish. An affirmative voice vote was taken in favor of the motion to adjourn by all members present. MOTION CARRIED.

Respectfully submitted:

Cle/-4-07-2020

Cynthia L. Ege, CMR, RMC, City Clerk

The February 20, 2020 Minutes were approved at the regularly scheduled voting session held on April 7, 2020.