



*City of Lambertville*  
**WORK SESSION**  
**WEDNESDAY, MARCH 11, 2020, 8 - 11:00 AM**  
**CITY HALL**  
**18 YORK STREET**  
**MINUTES**

**COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT**

Mayor Fahl called the meeting to order at 8:05 a.m. and she asked the City Clerk to read the Statement of Compliance with the Open Public Meetings Act into the record.

The City Clerk read the following statement into the record: Adequate meeting of the March 11, 2020 Work Session was provided to the Hunterdon County Democrat, the Trenton Times, Various people on the listserv, department heads, the City Attorney and City Planner. The meeting agenda was posted on the bulletin board at City Hall and the city's website at [www.lambertvillenj.org](http://www.lambertvillenj.org).

**ROLL CALL**

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.

**GOAL SETTING/VISIONING DISCUSSION**

Mayor Fahl reviewed the retreat memorandum she sent to the Council members with the members of Council and the public. She said the goal of the retreat was to design and plan the Legislative and Executive plan for the first and second quarter of 2020.

Legislative: Projects that require Council leadership as well as Public working sessions and hearings.

Executive: Initiatives that relate to City management and/or contracting spearheaded by the Mayor's Office.

The Mayor informed the members of public present that this is a forum to build out a better process, business roundtables are to garner ideas for ordinances and legislative changes. The municipal building, Affordable Housing/Workforce, Economic Development, Area in Need of Redevelopment (City wide or as spot site designation), Waste Stream Management, Executive Issue like Trash, Recycling and Composting.

**NEW BUDGET PROCESS/EXECUTIVE WORK TO CHANGE THE PROCESS**

The Business Administrator gave an update on the schedule for the introduction and adoption of the 2020 budget. The intent is to walk through the general summary of where we are at, the steps we went through to get to that point, and to present a responsible budget that meets the goals of Council.

Introduction of the Budget: March 19, 2020

Adoption and Public Hearing of the Budget: April 23, 2020

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The Capital Budget is an internal document that is a small part of the budget submitted to the State of New Jersey. The Plan is to introduce a bond ordinance to fund COAH, Redevelopment. The Business Administrator and Mayor met with the Finance Team that consists of the Bond Attorney, Financial Advisor, and the CMFO to review the tax impact for the operational budget. They looked at the budget, what the Governing Body wanted to accomplish, and cutting back on what they felt was responsible budget keeping in mind the structural budget this year verses next year and to plan for 2023 and 20024 which hit home. The budget will include a summary of the decision-making process and what was cut to get down to that number.

The following topics were discussed:

**ADMINISTRATIVE**

- Ongoing projects
- Parklet
- Swan Creek (varying stages)
- Ely Field Parking Lot
- Parking Study (potentially funded through a grant)
- Business Round Table
- Economic Development

**LEGISLATIVE**

Discussion ensued about the potential for having additional meetings so that the Governing Body didn't violate the Open Public Meetings Act and had the opportunity to work on each of the items instead of working in a committee or more structured subcommittees.

Team Lambertville

Lambertville Matters

Swan Creek Flood Gates/Hibernia Fire House FEMA Grant

Storm Water Management

**CALENDAR REVIEWED**

Community Advisory Team: idea is to have 10 to 20 people, with the first meeting scheduled for April 20, 2020.

Business Round Table: Two dates have been selected (March 14 and March 30). Notices were mailed to local businesses.

Lambertville Matters: the bi-annual newsletter is due to go to print on March 17<sup>th</sup>. There will be a space for Census notices.

Census Meetings are scheduled at the Library, Fisherman's Mark and Indivisible.

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Area in Need of Redevelopment: The City needs to submit the housing plan to the County, the State and the HEFSP.

Mayor's Office Hours are every other Tuesday in the morning at City Hall.

The Business Administrator is considering hosting office hours.

Council Members hosting office hours was discussed.

April Work Session will focus on an update on the Business Roundtable, Discussion the Bond Ordinance for Redevelopment, Redevelopment of the Police Site, New Location for the Police Site, Ratables and Budget.

Discussion about the Redevelopment of the Police Site and the Settlement Agreement ensued. Concern was expressed about the relationship with the Court, the aggressive schedule, process for selection of a developer, and the Area in Need of Redevelopment. Council members expressed concern for work to be done in a short amount of time. Discussion about taking parallel roads, moving forward with the ordinance and affordable housing while having an educational forum and doing public outreach ensued. The Governing Body will review with the public at the March 19<sup>th</sup> meeting the COAH Process, a very high level review of where the City has been and the ongoing conversation and what they mean and why we are voting on to help set the stage. The goal could be to host a forum on COAH in the next 30 days.

Discussion of temporary housing of the Police Department was discussed. Mayor Fahl is meeting with the Township of West Amwell to discuss this further and define the lease agreement.

**ANNOUNCEMENTS**

OPENING FOR UCC SUBCODE INSPECTOR. Please go to [lambertvillenj.org](http://lambertvillenj.org) for more information

JUSTICE CENTER PARKING: Parking Space Number 16 is available for lease at the Phillip L. Pittore Justice Center. The fee is \$55 per month. If interested, call Kristina Majeski at 609-397-0110, ext. 12.

DOG AND CAT LICENSES: Dog and Cat Licenses are due by February 28<sup>th</sup>. You need to provide the City with proof of rabies.

LANDLORD REGISTRATION: The process of registering your rental unit has been changed. Please wait to receive instructions from Frank D'Amore, the Fire Official, before mailing in your renewal. Thank you!

**PUBLIC PARTICIPATION**

Judy Gleason asked about the March 2 and 3 meeting to deal with the budget requests. She expressed concern because the Council didn't meet on March 3 because they finished all the agenda items and people were present. Mayor Fahl commented that the

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City reserved the 3<sup>rd</sup> just in case the Governing Body didn't finish the agenda items. The City committed to communicating better.

John Hencheck commented on the Planning Board process and how you can bifurcate an application, Ely Field known as the swamp meadow because of the water from 179, parking studies, Swan Creek Project, Hurricane Flooding, suggested the City talk to Barbara Walsh about Affordable Housing, Steep Slopes, the canal and river and the very serious environmental issues. He commented that the City has issues with the lack of public transportation, jobs, hospitality, we have a lot of home business, not a good mix for affordable housing.

**ADJOURNMENT**

The meeting adjourned at 10:29 a.m. with a motion made by Councilman Sanders and seconded by Council President Asaro. 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 March 11, 2020 Minutes were approved at the April 7, 2020 Voting Session of the Governing Body.*