



**City of Lambertville**  
**REGULARLY SCHEDULED SESSION**  
**THURSDAY, APRIL 23, 2020, 7:00 PM**  
**PHILLIP L. PITTORE JUSTICE CENTER**  
**MINUTES**

Please use this link to obtain information for meeting participation:  
<http://lambertvillenj.org/virtualmeetings>

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

Mayor Fahl called the meeting to order at 7:00 p.m. She asked for the public's patience as we waited for members of the public to sign on. At 7:05 p.m. 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: This meeting is being held in compliance with the Open Public Meetings Act with the Annual Notice advertised in Trenton Times, provided to the Hunterdon County Democrat and Trenton Times, the posting of the meeting agenda on the Bulletin Board at City Hall, on the City's website at [www.lambertvillenj.org](http://www.lambertvillenj.org), on the exterior door of the Elevator Entrance at City Hall, and to department heads and the listserv. Please note an additional notice advising of a virtual meeting in place of an in-person session, was advertised in the April 17 edition of the Trenton Times and the April 23<sup>rd</sup> edition of the Hunterdon County Democrat.

Instructions on how to participate in the meeting were emailed through the City's listserv, provided on a call-in message at City Hall, posted on the City's website at [www.lambertvillenj.org](http://www.lambertvillenj.org) and will be read into the record at the beginning of the meeting and again during Public Participation.

**INSTRUCTIONS FOR THE PUBLIC ON HOW TO PARTICIPATE USING ZOOM AND CALLING IN**

The Deputy Clerk read the following instructions on Participating in the meeting into the record:

The public participation portion of the meeting will be taken under Agenda Item Number 18.

If you want to participate or make a public comment, there are two ways to do so.

If you are currently utilizing a computer to participate, you would click the "Raise Hand" button on the bottom of the screen. This will place you in a queue that I can see for when it is time to take public comments. People are sorted in the order they raised their hands. When I call on you, a message will pop-up asking if you want to unmute yourself. If you choose to move forward and place a public comment or question, choose to unmute, if you have changed your mind then choose to deny.

If you are dialing in tonight on your phone, to "raise your hand" dial \*9 to be placed in the queue. When called on, the system will ask you to confirm being un-muted to proceed.

Please try to be concise with your questions or comments, to be mindful of others' time.

Once called, I will ask you to please state your full name and address into the record, then please feel free to make your comment or ask a question. You will remain unmuted while the governing body responds. Please make sure there is no background noise such as the T.V. on, music or loud chatter.

When public comments are finished, participants will be placed back on mute for the duration of the meeting.

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Members of the Governing Body will raise their hand to make a comment or ask a question.

### **ROLL CALL**

The City Clerk called the roll as follows:

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

*Also Present:* City Planner Goldman, Business Administrator Torpey, City Attorney Opel, City Clerk Ege, Deputy Clerk Majeski.

### **CITY ATTORNEY STATEMENT REGARDING COUNCIL SESSIONS**

The City Attorney read the following statement into the record.

Based on the public health emergency caused by the COVID-19 virus, the State of New Jersey and the City of Lambertville have taken necessary action to ensure the continued regular operation of government.

While the City has already taken a number of steps to ensure the health, safety and welfare of all residents since the emergency declaration, State law requires a formal meeting by the City's Governing Body for many other necessary actions that would normally be considered routine, such as authorizing payment for payroll and salaries of City employees, bond payments, insurance payments, utility payments, and maintaining contractual obligations, among other actions. Pursuant to the Open Public Meetings Act, these formal actions must be taken in public, at a meeting that is adequately noticed to invite public participation and maximum transparency. Such requirements are not set aside during times of emergency, and therefore the City and its Governing Body MUST proceed with conducting the necessary meetings, in accordance with State law, and in a manner that ensures optimum transparency.

Even before this emergency, OPMA allowed governing bodies to conduct public meetings in person or by means of communication equipment (N.J.S.A. 10:4-8(b)), including by telephone conference, streaming services and other online meeting platforms. All meetings, including those held using communications equipment, were required to be noticed in accordance with the OPMA.

Despite recent amendments to OPMA providing for electronic notice of any meeting, the City will continue to provide the standard statutory notice for its meetings by posting the notice in City Hall and publishing notice with The Trenton Times and Hunterdon County Democrat. In short, the City will continue to provide standard public notice at least forty-eight (48) hours prior to its public meetings, even though during a declared emergency, such as what we are encountering now, electronic notice pursuant to N.J.S.A. 10:4-9.1 (electronic notification via the internet at least 48 hours prior to the meeting giving the time, dates, location, and, to the extent known, agenda) satisfies the notice requirement under the OPMA.

There are various matters that are necessary for the continuing operation of government, and the Mayor and Governing Body are prepared to continue to address these issues, without interruption. Because it remains unclear how long this emergency will last, the administration has made the necessary preparations to ensure your City government remains functional and responsive.

We would like to note the following, as the City has formulated a specific plan as to how to proceed with Governing Body meetings for the foreseeable future:

The OPMA, as amended, authorizes governing bodies to conduct public meetings through use of streaming services and other online meeting platforms. The City will utilize Zoom video conferencing, which also provides a dial-in feature if residents would prefer to participate by phone rather than video, as well as teleconferencing for those who wish to connect by phone only.

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Zoom can be accessed by personal computer and by cell phone, and a direct link for any noticed meeting will be made available through the virtual meetings page on the City's website.

The City must and will always ensure that the public retains the ability to participate and provide comment at public meetings. Therefore, the City has taken all necessary steps to provide instructions to the public regarding how to access a remote meeting and the procedures for commenting through whatever equipment or medium is utilized. The City will continue to rely on the procedures currently in place for public comments directed to City officials during all meetings. There will be no change to the City's public comment policy for virtual meetings.

The City, at all times, will act within the requirements of the OPMA for meetings conducted during this public health emergency so that the City government can continue to provide services to the community, and the public can continue to participate and provide comments, without interruption.

### **MAYOR FAHL'S STATEMENT REGARDING THE POLICY CHANGE**

Opening: We join tonight during the current health crisis that has affected each and every one of us - in our way of life, in our livelihood, and in our health and well-being. We are trying to cope with what a "new normal" looks like, what more we will be required to sacrifice and what else we may lose. It can not be reiterated more, how unprecedented and challenging these times are for us all. Throughout the coming days and weeks, let us remember all those on the front lines of this, the work they are doing each day in the face of this virus. Let us also remember the very real devastation that has altered lives, forever taken away our loved ones and endangered so much more that we have always held close. Thank you to everyone who is doing all that they can to help see us through this. We each have a small but vital part to play.

With that...I would like to ask for a brief moment of silence.

Before we begin tonight's business I want to address an important concern...

The City has received an unprecedented amount of outreach from residents - from meeting attendance, personal meeting requests, emails, and phone calls. I have made open communication and engagement a hallmark of my administration. I am thrilled to have so many residents engaged in the work of our city and the longer-term planning we must accomplish over the next several years.

In fact, this proactive advocacy has had a significant effect on the policy of my administration. The council and I will address those policy changes tonight. To those that have reached out, scheduled calls, sent letters of concern and emails -- thank you. Lambertville needs you to stay informed and involved.

I also thank you because those are the proper ways to contact us with your concerns, disagreements, and ideas. Facebook and social media has never been a way to communicate with my office or any other elected official.

I also want to address what has been a concerning trend amongst a small but noticeable contingent of residents that reflects poorly on our town. Some folks have chosen to communicate their concerns with me and our city council by booing during public hearings, sending threatening emails with messages like "heed our warnings to stop or get out of town", anonymously flyer the neighborhood questioning

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my character, threatening my family and property, and accusing council members and myself of criminal activity.

Along with these actions being deeply hurtful and frightening to be on the receiving end of, they deteriorate our community's ability to have effective and open dialogue.

Your words have consequences. These disheartening efforts have been distracting to our staff and volunteers, to say the very least. And Actions like these have had a chilling effect on our community's ability to have an open discussion.

Every member of this council and staff love this City and happily commit ourselves to the task of managing a City because of that love. This vitriol is not Lambertville. We are better than this.

Lambertville is not unique in its upcoming challenges and we all deserve an opportunity to debate and discuss. There will be inherent disagreement in those discussions.

But I will not stand idly by while the volunteers on this council, our city staff, my family and myself are harassed. The tone of certain members of our community is absolutely out of line. And it is up to ALL of us to demand civility and decorum, not because it is the bare minimum but because it is the most effective way to address concerns in the very serious and tense crisis we are all living through. These are difficult times, but we have to hold ourselves to a higher standard of discourse, especially in regard to things we don't agree on. I will not tolerate threats, harassing emails or phone calls, or vicious disinformation campaigns, especially when they affect our staff or my family. To the majority of you communicating respectfully, thank you very much and I look forward to continuing that dialogue.

Policy Changes: Now I want to move to discuss policy changes. We have worked towards the goal of reengaging the public throughout my first 16 months - with six detailed budget presentations in 2019, creating the Lambertville Matters newsletter, doubling the number of Council meetings, providing significantly more documentation on our agenda and on our website, and instituting Mayor's office hours for personal one on one questions.

But we understand our community is telling us that it has not been enough. Especially at a time when so many are uncertain about their own future, we understand we need to do more so you can participate in that conversation about our shared future.

Prior to COVID-19, we had two separate conversations moving forward in this City:

1) And a concept for community development to help tackle our debt and municipal building infrastructure 2) Our court mandated affordable housing settlement and plan I have heard some of your requests to halt our work on what we are calling community development and to slow the conversation on our municipal facilities. I am making the commitment now to not take any public votes on a consolidated municipal building, or other alternatives discussed, in the year 2020. Moving forward in 2020 - The Council will only vote to *fund ongoing studies* of our options in order to present all alternatives to the public and continue public participation and education around what those options are. This will equip the Community Advisory Team, and the general public, with the FACTS and numbers to

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begin to weigh our challenges and engage with all our options. This will also provide more time for the public to deliberate - RESPECTFULLY.

We will not VOTE in 2020 on if consolidated building is in our future, what it looks like and where, or if just simple maintenance and an alternative for the new police headquarters is the better direction. We will fund ongoing study and I look forward to hearing their robust and thoughtful conversations moving forward.

This is a slowdown that will allow for a community wide conversation on the first topic. But will still keep us in compliance with our second issue: The Court mandated affordable housing plans. We are requesting an extension on the Redevelopment Agreement to the end of the year and a full year extension on the choice of a developer for that site. That extension will give us a chance to better ensure that all of you are an essential part of our planning and decision making not only in our affordable housing plans. We created the list below to show which items the City Council will no longer consider for a vote in 2020.

**COUNCIL DISCUSSION ON THE FOLLOWING AGENDA ITEMS:**

Mayor Fahl informed the members of the Council that the following items are on the agenda this evening, and she would like some input on interest in action tonight or postponing them to a future meeting.

Resolution Number 66-2020, This is a resolution requiring only one reading. It is a resolution to endorse the Housing Element of the Fair Share Plan.

Councilwoman Urbish informed the members of the Governing Body that she received a lot of feedback from the community asking for a hold during the pandemic. She has weighed this a lot and understands the sentiment. She felt the Council should delay adopting this resolution until after the May 12 Fairness and Compliance hearing. There are risks involved with doing this, but she understands them.

The City Planner reviewed the risks with the members of the Governing Body and public.

Mayor Fahl commented that she has had multiple conversations and is concerned about the inability to move forward. The City has put forth good faith efforts; we have asked for an extension for the Redevelopment Agreement and identified development at the Police Station. She is concerned if the City does not endorse the Housing Element Fair Share Housing could require action in three months.

The City Planner's memorandum was reviewed. The City has 120 days to comply. It will take six months for the City to find a developer and an additional three months for an agreement for a total of nine months.

Councilwoman Taylor commented that she appreciates the efforts and feels the extension is necessary. She understands where we are but feels it would be best to have community support.

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Councilman Sanders stated that he agreed with Councilwoman Urbish and Taylor. He said he was not at the Fair Share Hearings and therefore he does not know how the Judge will view this and it is a challenge. He has heard from some of the community and they are asking the City to slow the process, but it is not because they do not want affordable housing. We have a built-out city, there are different choices and we are not only legally obligated, but we are also morally obligated to deliver affordable housing. He thanked everyone who took the time to write and talk to him. He feels that further community engagement is warranted.

Mayor Fahl commented that it was important to note that we have had several months with multiple alternatives and none were satisfactory to the community. We will never find Affordable Housing to satisfy everyone. If the Judge comes back with 120 days, that is all we have.

Councilwoman Urbish commented that there is interest in a “teach-in” for the community. Councilwoman Taylor and she have planned a webinar for the members of the public. They have asked Fair Share Housing representatives to participate as well as a third party to join the webinar. The City is waiting on Fair Share Housing to confirm the date and they are hopeful that it will be before the May 12<sup>th</sup> meeting.

Councilwoman Taylor added that the webinar will be recorded to share with members of the public at their convenience.

Mayor Fahl asked that the date be provided before the May 5 meeting to allow the public sufficient time to notice the public.

#### Ordinance Number 03-2020, Introduction and First Reading

A Bond Ordinance Providing for Various Actions Including Planning and Design Costs and Professional Fees in Furtherance of Various Redevelopment Efforts in and by the City of Lambertville, in the County of Hunterdon, New Jersey, Appropriating \$85,000 Therefor and Authorizing the Issuance of \$85,000 Bonds or Notes of the City to Finance part of the Cost Thereof.

Mayor Fahl commented that it will take time for the City to complete the studies. This will allow the City to engage the public. Councilwoman Taylor commented that it was important to remember this is to borrow the money to fund the studies and it does not mean the City has to spend the money. The City is slowing down the process and she was in favor of moving this forward. Councilwoman Urbish agreed with the Mayor however, she felt it would be beneficial to wait and have the education session with the public first. Mayor Fahl reminded the public that this is the introduction of the ordinance which will need a public hearing and then the funds are available for the City to use after a 20-day estoppel period.

#### Ordinance Number 06-2020, Introduction and First Reading

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A Bond Ordinance Providing for the Creation and Implementation of a Housing Element and Fair Share Plan in and By the City of Lambertville, in the County of Hunterdon, New Jersey, Appropriating \$35,000 Therefor and Authorizing the Issuance of \$33,000 Bonds or Notes of the City to Finance Part of the Cost Thereof

Councilwoman Urbish said she was supportive of introducing Ordinance Number 06-2020 so that we could pay our professionals. Councilman Sanders asked for clarification on the time period. He commented that it was important to explore options and cost containment to assure we do not use taxpayer's money unwisely especially given the extraordinary circumstances the City finds itself in with the COVID-19 pandemic. Mayor Fahl commented that we have reduced overhead since she became Mayor by 97% and the Business Administrator has worked to reduce the consulting fees. The Business Administrator commented that consultant fees were the biggest cost driver. The City expended \$350,000 in COAH fees and he has worked to try to bring that amount down. Outside of Development, Clinton Street Phase 2 work and George Street significantly reduced the amount for engineering of the projects. Councilman Sanders said he appreciates that and is familiar with the work and efforts of the Administration, but wanted to make sure that we kept a close eye on spending. Councilwoman Taylor commented that it was important to look project wide and to do a better job looking down the line. Mayor Fahl agreed with Councilwoman Taylor. The Business Administrator commented that professional fees were paid through bonds and not in the operating budget. The City is beginning to move things over to the budget, but this will take time.

Ordinance Number 01-2020, Second Reading and Public Hearing

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 6, Block 1092, Lots 1 and 1.01.

Council President Asaro commented that she has not received comments from people against removing this from Condemnation. Councilwoman Taylor agreed.

**PLEDGE OF ALLEGIANCE**

Mayor Fahl led the public in the Pledge of Allegiance.

The Deputy Clerk displayed the Flag on the shared feature of Zoom.

**MOMENT OF SILENCE**

The City Clerk led the public in a moment of silence in honor of those serving in the United States Armed Forces in Country and Abroad.

**BILLS LIST**

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Council President Asaro asked for a motion to approve the Bills List. Councilman Sanders made the motion and Councilwoman Taylor seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

Roll Call: Councilman Sanders Yes, Councilwoman Taylor Yes, Councilwoman Urbish Yes, Council President Asaro Yes, Mayor Fahl Yes

#### **RESOLUTIONS**

*Draft reports, contracts and other documentation in draft form will be provided to the members of the public if they are adopted by the Governing Body.*

RESOLUTION NUMBER 59-2020: *A Resolution to Authorize the Mayor, City Attorney and City Clerk to Sign the License Agreement for 95 Clinton Street, Granting Relief to Cure a 50-Year-Old Problem with the Fence, Pool, and Landscaping in the City's Right of Way.*

Council President Asaro read the resolution into the record by title. The survey was displayed on the Shared Screen for the Governing Body and members of the public.

The City Attorney informed the members of the Governing Body that the Cushing's first made the request in April of 2018. The City Attorney at that time recommended a license agreement. This is to cure a 50-year-old problem created when the former owner installed a pool and fence on the City's right of way.

The survey provided to the City by the property owner was displayed using the shared screen tool in Zoom.

This will cure a boundary issue for the owner. This license agreement will allow the current conditions to continue until such a time that the fence, pool or landscaping need to be removed. The owners agree to indemnify the City. The City is not giving the land away and the City will recapture the land when this current conditions no longer exist.

Councilwoman Urbish informed the City Attorney that she resides on the opposite side of Perry Street and is not in proximity of the property. She asked if she should recuse herself. The City Attorney deferred to Councilwoman Urbish and commented he felt comfortable with her voting on this.

#### **Public Comment**

Paul Stevens asked who the property owner was. He questioned the encroachment onto the Tow Path. The City Attorney responded that the City did not have jurisdiction over the Tow Path. The property is for sale and this will allow the current condition to continue. Councilman Sanders asked if this license stayed with the property and if the subsequent owner would be bound to the same terms. The City Attorney responded that it is binding on the subsequent owner.



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Judy Gleason commented that it was her understanding that the license agreement does not run with the land, but with the owner. The City Attorney commented that he drafted it to run with the land and it will be recorded with the County of Hunterdon.

Lauren Kovacs commented that 12 feet is a large distance. She asked why the City did not ask for the shed and fence to be moved if the license agreement specified maintenance. What if a panel rotted? She felt this was not something the City needed to vote on.

Councilman Sanders commented that there is a provision in the agreement that addresses health, safety, and welfare, allowing the City to intervene to address issues raising those concerns. The City Attorney read this into the record. Councilman Sanders commented that the provision addresses duration of the problem, nature of space, and the road used for parking.

Charles of Clinton Street asked how much of an encroachment onto the D&R Canal. The City Attorney commented that it was about 4 feet.

Stephen Harris said this is a gravel driveway, the property is not contested, doesn't it concede to the owner? He asked why the City does not let the property owner buy the property in question. The City Attorney commented that this would require more detail. It is neater to do it this way.

Jeff Tittel commented that the encroachment onto the D&R Canal is a serious violation. The City Attorney commented that the City has no jurisdiction over that matter.

The City Attorney commented that this changes nothing, it is a minor encroachment onto gravel parking lot.

**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 Mayor, City Attorney and City Clerk are hereby authorized to execute the License to cure the 50-year-old problem with the fence, pool and landscaping in the City's right of way with Johanna Cushing, 95 Clinton Street, Block 1014, Lot 1.

**ADOPTED:** April 23, 2020

Council President Asaro asked for a motion to adopt Resolution Number 59-2020, authorizing the Mayor, City Attorney and City Clerk to execute the License.

Councilwoman Urbish made the motion and Councilwoman Taylor seconded the motion. An affirmative roll call vote was taken in favor of the motion. **MOTION CARRIED.**

Roll Call: Councilman Sanders Yes, Councilwoman Taylor Yes, Councilwoman Urbish Yes, Council President Asaro Yes, Mayor Fahl Yes

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RESOLUTION NUMBER 65-2020: A Resolution to Authorize the Mayor, City Attorney and City Clerk to execute the Contract with Lt. Brown January 1, 2019 through December 31, 2021.

Council President Asaro read the resolution into the record by title. The Business Administrator confirmed the employee received the Rice Notice. The City Attorney informed the public that the Rice Notice is given to an employee who is on a meeting agenda for discussion, giving them the option to have the discussion in closed session. Lt. Brown waived his right for a closed session.

Mayor Fahl informed the members of the public that Lt. Brown has been serving as the officer in charge of the Police Department since December of 2018 without compensation. He has done a phenomenal job.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, that Mayor Fahl, the City Attorney and City Clerk are hereby authorized to execute the contract with Lt. Robert Brown, as follows:

a.				
b. Base	Base	Base		
		1/2019	1/2020	1/2021
d.				
e. \$106,678.73	\$116,678.73	\$124,678.73	\$127,172.30	

The contract shall be retro to January 2, 2019 and end December 31, 2021.

ADOPTED: April 23, 2020

Council President Asaro asked for a motion to adopt Resolution Number 65-2020, authorizing the Mayor, City Attorney and City Clerk to execute the agreement with Lt. Brown. Councilwoman Taylor made the motion to adopt the resolution. Councilwoman Urbish seconded the motion. An affirmative roll call vote was taken in favor of the resolution. MOTION CARRIED.

Roll Call: Councilman Sanders Yes, Councilwoman Taylor Yes, Councilwoman Urbish Yes, Council President Asaro Yes, Mayor Fahl Yes

RESOLUTION NUMBER 66-2020: A Resolution to Endorse the Housing Element of the Fair Share Plan.

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

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**RESOLUTION 66-2020**

*A Resolution to Endorse the Housing Element of the Fair Share Plan*

**WHEREAS**, the Planning Board of the City of Lambertville, Hunterdon County, State of New Jersey, adopted its current Housing Element and Fair Share Plan pursuant to N.J.S.A. 40:55D-28 on November 7, 2018; and

**WHEREAS**, the Governing Body endorsed the Housing Element and Fair Share Plan on December 2, 2018; and

**WHEREAS**, the Governing Body subsequently petitioned the Council on Affordable Housing (COAH) for substantive certification but said substantive certification was not received prior to COAH's rules being overturned in In The Matter of the Adoption of N.J.A.C. 5:96 and 5:97 By The Council On Affordable Housing; and

**WHEREAS**, as COAH failed to adopt new constitutionally compliant rules, the NJ Supreme Court entered an order of March 10, 2015 which transferred responsibility to review and approve housing elements and fair share plans from COAH to designated Mount Laurel trial judges within the Superior Court; and

**WHEREAS**, the City filed for Declaratory Judgment with the New Jersey Superior Court on July 8, 2015; and

**WHEREAS**, the City executed a Settlement Agreement with Fair Share Housing Center (FSHC) on May 22, 2018 that identified the City's affordable housing obligation and a preliminary indication of how the City would satisfy the affordable housing obligation; and

**WHEREAS**, the Settlement Agreement was subject to a Fairness Hearing on September 13, 2018 during which the Court found that the Settlement Agreement was fair to the interests of low- and moderate-income households; and

**WHEREAS**, the Court's review and approval of the Settlement Agreement is reflected in an Order on Fairness and Preliminary Compliance Hearing signed by the Honorable Thomas C. Miller, P.J. Civ. and filed on October 11, 2018; and

**WHEREAS**, the City executed a Settlement Agreement with Fair Share Housing Center (FSHC) on January 29, 2020 that identified the City's affordable housing obligation and a preliminary indication of how the City would satisfy the affordable housing obligation; and

**WHEREAS**, the Planning Board held a public hearing and adopted an amended Housing Element and Fair Share Plan on March 4, 2020.

**WHEREAS**, COAH's Prior Round rules at N.J.A.C. 5:91-2.2(a) requires that the municipal governing body endorse a plan adopted by the municipal planning board; and

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**NOW THEREFORE BE IT RESOLVED** that the Governing Body of the City of Lambertville, Hunterdon County, State of New Jersey, hereby endorses the Housing Element and Fair Share Plan as adopted by the City of Lambertville Planning Board; and

**BE IT FURTHER RESOLVED** that the Governing Body of the City of Lambertville, pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:96-3.2(a), submits this Housing Element and Fair Share Plan to the Superior Court pursuant to the City's Settlement Agreement with Fair Share Housing Center and the City's Declaratory Judgment action requesting a Judgment of Compliance & Repose through July 8, 2025.

Council President Asaro asked for a motion to hold Resolution Number 66-2020 until after the May 12, 2020 Fair Share Housing hearing. Councilman Sanders made the motion. Councilwoman Taylor seconded the motion. An affirmative roll call vote was taken in favor of the motion by the majority of the members present. MOTION CARRIED.

Roll Call: Councilman Sanders Yes, Councilwoman Taylor Yes, Councilwoman Urbish Yes, Council President Asaro Yes, Mayor Fahl No

RESOLUTION NUMBER 67-2020: A Resolution to Support the Coronavirus Community Relief Act

Council President Asaro read the resolution into the record by title. She informed the members of the Governing Body and Public that there is a correction to the last paragraph of the resolution, changing it to the City of Lambertville.

The Business Administrator commented that the City continues to advocate at the County level for full changes to State Aid, to the team at the federal level for access to Protective Protection Equipment for staff and for additional testing sites. He thanked the employees and noted updates are emailed out the public on Monday and Thursday afternoons. Lt. Brown has been working with him with the utilities to ensure they have adequate response plans in place.

Mayor Fahl commented that she has delivered facemasks to seniors and said the staff has done a herculin effort to continue to provide services to the public. She noted the typo in the last paragraph citing the Borough of Frenchtown.

**A Resolution to Support the Coronavirus Community Relief Act**

**WHEREAS**, Congressman Tom Malinowski (NJ-07), along with Assistant Speaker Ben Ray Lujan (NM-03), Congressman Andy Levin (MI-09) and Congressman Joe Neguse (CO-02) have introduced H.R. 6467, the *Coronavirus Community Relief Act*; and

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**WHEREAS**, this new legislation will provide \$250 billion in stabilization funds for mid-sized local communities, cities and towns across the United States that are struggling amidst the COVID-19 pandemic; and

**WHEREAS**, the Borough of Frenchtown like many municipalities throughout Hunterdon County has been negatively impacted by COVID-19; and

**WHEREAS**, the *Coronavirus Aid, Relief and Economic Security Act*, signed into law on March 27th, provided stabilization funds for states and larger communities, but capped localities able to receive direct support at those with populations of over 500,000; and

**WHEREAS**, H.R. 6467 will provide needed financial resources to smaller municipalities and counties on the front lines of the COVID-19 pandemic; and

**WHEREAS**, H.R. 6467 will provide critical funds that are needed immediately by smaller municipalities and counties to continue providing critical care and screening of COVID-19 victims; and

**WHEREAS**, in addition to H.R. 6467, there are additional financial needs of smaller communities whom have expended substantial sums of money responding to the ongoing COVID-19 pandemic; and

**WHEREAS**, we call upon our federal officials to consider further relief measures for state and local governments including new investments in infrastructure, upgrades to our rural health care systems, and access to high speed broadband;

**NOW THEREFORE BE IT RESOLVED**, by the Governing Body of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey that we wish to extend our support for H.R. 6467 and call for further relief measures for state and local governments including investments in infrastructure, rural healthcare systems, and high speed broadband; and

**BE IT FURTHER RESOLVED** that a copy of this resolution be sent to Congressman Tom Malinowski, and U.S. Senators Robert Menendez and Cory Booker.

ADOPTED: April 23, 2020

Council President Asaro asked for a motion to adopt Resolution Number 67-2020. Councilman Sanders made the motion and Councilwoman Taylor seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

Roll Call: Councilman Sanders Yes, Councilwoman Taylor Yes, Councilwoman Urbish Yes, Council President Asaro Yes, Mayor Fahl Yes

**ORDINANCES FIRST READING**

Ordinance Number 02-2020: An Ordinance to Amend the Lambertville City Code, 2014, Chapter VII, Traffic, Section 4.7 Parking Restricted for Use by Handicapped

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*Persons, Adding Two Handicapped Parking Spaces: West Side of 39 Clinton Street and the West Side of 135 North Union Street.*

Council President Asaro read the Ordinance into the record by title. Mayor Fahl apologized for the delay in introducing this Ordinance creating two handicapped parking spaces.

*An Ordinance to Amend the Lambertville City Code, 2014, Chapter VII, Traffic, Section 4.7 Parking Restricted for Use by Handicapped Persons, Adding Two Handicapped Parking Spaces: West Side of 39 Clinton Street and the West Side of 135 North Union Street*

SECTION 4.7 PARKING RESTRICTED FOR USE BY HANDICAPPED PERSONS is hereby amended to include the following:

<i>Name of Street</i>	<i>Sides</i>	<i>Location</i>
Clinton Street	West	39 Clinton Street
North Union Street	West	135 North Union Street

INTRODUCTION AND FIRST READING: April 23, 2020

ADOPTION AND SECOND READING: May 21, 2020

Council President Asaro asked for a motion to introduce on first reading for Ordinance Number 02-2020. Councilman Sanders made the motion to introduce Ordinance Number 02-2020. Councilwoman Urbish seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

Roll Call: Councilman Sanders Yes, Councilwoman Taylor Yes, Councilwoman Urbish Yes, Council President Asaro Yes, Mayor Fahl Yes

Ordinance Number 03-2020: A Bond Ordinance Providing for Various Actions Including Planning and Design Costs and Professional Fees in Furtherance of Various Redevelopment Efforts in and by the City of Lambertville, in the County of Hunterdon, New Jersey, Appropriating \$85,000 Therefor and Authorizing the Issuance of \$85,000 Bonds or Notes of the City to Finance Part of the Cost Thereof

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

BOND ORDINANCE PROVIDING FOR VARIOUS ACTIONS INCLUDING PLANNING AND DESIGN COSTS AND PROFESSIONAL FEES IN FURTHERANCE OF VARIOUS

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REDEVELOPMENT EFFORTS IN AND BY THE CITY OF LAMBERTVILLE, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$85,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$85,000 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COST THEREOF.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMBERTVILLE, IN THE COUNTY OF HUNTERDON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The purpose described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the City as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$85,000. No down payment is required pursuant to N.J.S.A. 40A:12A-37 as this bond ordinance is for actions expected to be undertaken by the City pursuant to existing and future redevelopment plans pursuant to N.J.S.A. 40A:12-1 *et seq.*

Section 2. In order to finance the cost of the purpose, negotiable bonds are hereby authorized to be issued in the principal amount of \$85,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The purpose for the financing of which the bonds are to be issued is to finance various actions including planning and design costs and professional fees incurred in connection with and in furtherance of the City's pursuit of various redevelopment objectives throughout the City, including the preparation and amendment of the Lambertville High School Redevelopment Plan and further including all related costs and expenditures incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate, and the maturity schedule

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of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The City hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the City is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the City may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 15 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the City as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$85,000, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$85,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The City hereby declares the intent of the City to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the City is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the City and to execute such disclosure document on behalf of the City. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the City pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the City and to amend such undertaking from



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time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the City fails to comply with its undertaking, the City shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the City are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

INTRODUCTION AND FIRST READING: April 23, 2020

ADOPTION AND SECOND READING: May 21, 2020

Council President Asaro asked for questions or comments from the Governing Body. There being no questions or comments, Council President Asaro asked for questions or comments from the public. There being no questions or comments, Council President Asaro asked for a motion to introduce Ordinance Number 03-2020 on first reading. Mayor Fahl made the motion to introduce Ordinance Number 03-2020. Councilman Sanders seconded the motion. An affirmative roll call vote was taken in favor/opposing the motion. MOTION CARRIED.

Roll Call: Councilman Sanders Yes, Councilwoman Taylor Yes, Councilwoman Urbish Yes, Council President Asaro Yes, Mayor Fahl Yes

*Ordinance Number 04-2020: A Bond Ordinance Providing for Various Actions Including Planning and Investigation Costs in Furtherance of a Scattered Site Study in and By the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, Appropriating \$18,000 Therefor and Authorizing the Issuance of \$18,000 Bonds or Notes of the City to Finance Part of the Cost Thereof.*

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

Mayor Fahl gave the following summary. This ordinance would fund the various studies required to complete our obligation with Fair Share Housing.

BOND ORDINANCE PROVIDING FOR VARIOUS ACTIONS INCLUDING PLANNING AND INVESTIGATION COSTS IN FURTHERANCE OF A SCATTERED SITE STUDY IN AND BY THE CITY OF LAMBERTVILLE, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$18,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$18,000

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**BONDS OR NOTES OF THE CITY TO FINANCE PART OF  
THE COST THEREOF.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMBERTVILLE, IN THE COUNTY OF HUNTERDON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The purpose described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the City as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$18,000. No down payment is required pursuant to N.J.S.A. 40A:12A-37 as this bond ordinance is for actions expected to be undertaken by the City pursuant to existing and future redevelopment plans pursuant to N.J.S.A. 40A:12-1 *et seq.*

Section 2. In order to finance the cost of the purpose, negotiable bonds are hereby authorized to be issued in the principal amount of \$18,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The purpose for the financing of which the bonds are to be issued is to finance various actions including planning and investigation costs and professional fees incurred in connection with and in furtherance of the City's pursuit of various redevelopment objectives throughout the City, including the preparation of a study of various scattered sites throughout the City including all related costs and expenditures incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The City hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the City is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein

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are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the City may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 15 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the City as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$18,000, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$18,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The City hereby declares the intent of the City to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the City is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the City and to execute such disclosure document on behalf of the City. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the City pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the City and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the City fails to comply with its undertaking, the City shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the City are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy *ad valorem* taxes upon all the taxable real property within

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the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

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PUBLIC HEARING AND SECOND READING: May 21, 2020

Council President Asaro asked for questions or comments from the Governing Body.

Councilwoman Taylor commented that this not to go to scattered site for our municipal building. This is the first reading. Councilman Sanders asked for some explanation of what this ordinance will fund.

The Council decided to place this on the meeting agenda for May 5.

Council President Asaro asked for questions or comments from the members of the

Public Comment:

Jeff Tittel asked what the purpose in taking Governing property unless you are selling, and he expressed concern for pilots and TIFS.

Brad Sandford asked about the status of the YMAC property.

Michael Redman commented about the three attempts at the settlement agreement with Fair Share Housing. He said he could not hear. Mayor Fahl suggested he call in.

Lauren Kovacs commented that the city is not getting the message. The group is not asking for education or guidance, they are asking to participate. They do not want to be talked to but want to be part of the decision. She cited the May 12 public hearing and asked how that fits into that. The City Planner warned that a delay could have adverse effects and it is dependent on the Court. This just puts the funding in place.

Councilwoman Urbish asked what the implications were for the delay. The City Planner commented that it depends on the Judge's ruling. If he gives us seven months, we will be ok, but he could give us 120 days. Mayor Fahl commented that this just puts the funding in place.

Discussion ensued with the following members of the public asking the Governing Body for more time to talk about what is next: Gina Fischetti, Judy Gleason, Lillie Chen, Michael Redman. The following people expressed concern about holding off: Stephanie Moss, Janine MacGregor and Sandra Harris.

The members of Council expressed concern for the perception and at the same time a concern for the risk if it is delayed.

Mayor Fahl asked for a motion to introduce on first reading Ordinance Number 04-2020 which will fund the scattered site study. Council President Asaro made the motion and Councilman Sanders seconded the motion. An affirmative roll call vote was taken by all members present. MOTION CARRIED.

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Roll Call: Councilman Sanders Yes, Councilwoman Taylor Yes, Councilwoman Urbish Yes, Council President Asaro Yes, Mayor Fahl Yes

*Ordinance Number 05-2020: A Bond Ordinance Providing for Various Technology Improvements Including Software Upgrades in and By the City of Lambertville, in the County of Hunterdon, New Jersey, Appropriating \$64,250 Therefor and Authorizing the Issuance of \$61,037 Bonds or Notes of the City to Finance Part of the Cost Thereof*

Council President Asaro read Ordinance Number 05-2020 into the record.

Mayor Fahl informed the members of the public that the State of NJ is no longer offering the software (Permits NJ) and will fund some of the software and hardware needed for the continuation of services through the Corona Virus.

The Business Administrator commented that this will allow the City to move to an online ticketing system, it will allow for the online payment of services, expands to accommodate Fire Prevention, Non-emergency public service, tax back data, GIS enabled, and we can even use it to track Animal Licensing and OPRA.

ORDINANCE NUMBER 05-2020  
BOND ORDINANCE PROVIDING FOR VARIOUS TECHNOLOGY  
IMPROVEMENTS INCLUDING SOFTWARE UPGRADES IN AND  
BY THE CITY OF LAMBERTVILLE, IN THE COUNTY OF  
HUNTERDON, NEW JERSEY, APPROPRIATING \$64,250  
THEREFOR AND AUTHORIZING THE ISSUANCE OF \$61,037  
BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE  
COST THEREOF

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMBERTVILLE, IN THE COUNTY OF HUNTERDON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the City of Lambertville, in the County of Hunterdon, New Jersey (the "City"). For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$64,250, including the sum of \$3,213 as the down payment. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$61,037 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is various technology improvements including software upgrades, including work and materials necessary therefor and incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

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Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The City hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the City is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the City may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 5 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the City as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$61,037, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$12,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

(e) This bond ordinance authorizes obligations of the City solely for purposes described in N.J.S.A. 40A:2-7(h). The obligations authorized herein are to be issued for a purpose that is deemed to be self-liquidating pursuant to N.J.S.A. 40A:2-47(a) and are deductible from the gross debt of the City pursuant to N.J.S.A. 40A:2-44(c).

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Section 7. The City hereby makes the following covenants and declarations with respect to obligations determined to be issued by the Chief Financial Officer on a tax-exempt basis. The City hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the “Code”), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The Chief Financial Officer is hereby authorized to act on behalf of the City to deem the obligations authorized herein as bank qualified for the purposes of Section 265 of the Code, when appropriate. The City hereby declares the intent of the City to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purpose described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

Section 8. Any grant moneys received for the purpose described in Section 3 hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the City is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the City and to execute such disclosure document on behalf of the City. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the City pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”) for the benefit of holders and beneficial owners of obligations of the City and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the City fails to comply with its undertaking, the City shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the City are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

INTRODUCTION AND FIRST READING: April 23, 2020

ADOPTION AND SECOND READING: May 21, 2020

Council President Asaro asked for questions or comments from the Governing Body.  
Councilman Sanders asked for the timeframe for the shutdown of the State’s system.  
The Business Administrator commented that he was not sure.

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Council President Asaro asked for questions or comments from the members of the Public.

Kelly Sullivan asked if this was being completed through a formal bid process. The Business Administrator commented that it was being purchased of State Contract. She said she is thrilled to hear about the ease of the system.

Benedetta Lambert asked who was responsible for the migration of the files, about the timeline, the steps to implement, resources available, and the workload and impact. The Business Administrator commented that it is too early to know but would all be worked out before the adoption. He is overseeing the project. SDL will handle data migration and he has a detailed to do list. Mayor Fahl commented that he has already started to prepare staff.

Council President Asaro asked for a motion to introduce on first reading Ordinance Number 05-2020. Councilwoman Urbish made the motion to introduce the Ordinance and Councilman Sanders seconded the motion. A roll call vote was taken by all members present. MOTION CARRIED.

Roll Call: Councilman Sanders Yes, Councilwoman Taylor Yes, Councilwoman Urbish Yes, Council President Asaro Yes, Mayor Fahl Yes

*Ordinance Number 06-2020: A Bond Ordinance Providing for the Creation and Implementation of a Housing Element and Fair Share Plan in and By the City of Lambertville, in the County of Hunterdon, New Jersey, Appropriating \$35,000 Therefor and Authorizing the Issuance of \$33,000 Bonds or Notes of the City to Finance Part of the Cost Thereof*

Council President Asaro read the Ordinance into the record by title. She noted that this was heavily discussed three hours ago.

ORDINANCE NUMBER 06-2020  
BOND ORDINANCE PROVIDING FOR THE CREATION AND IMPLEMENTATION OF A HOUSING ELEMENT AND FAIR SHARE PLAN IN AND BY THE CITY OF LAMBERTVILLE, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$35,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$33,000 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COST THEREOF.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMBERTVILLE, IN THE COUNTY OF HUNTERDON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the City of Lambertville, in the County of Hunterdon, New Jersey (the "City") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$35,000, including the sum of \$2,000 as the down payment required by the Local Bond Law. The



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down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$33,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is to provide for the creation and implementation of a Housing Element and Fair Share Plan, including all related costs and expenditures necessary therefor and incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The City hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the City is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the City may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 15 years.

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(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the City as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$33,000, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$33,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The City hereby declares the intent of the City to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the City is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the City and to execute such disclosure document on behalf of the City. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the City pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the City and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the City fails to comply with its undertaking, the City shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the City are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

INTRODUCTION AND FIRST READING: April 23, 2020

ADOPTION AND SECOND READING: May 21, 2020

Council President Asaro asked for questions or comments from the Governing Body. There being no questions or comments from the Governing Body, Council President

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Asaro asked for questions or comments from the Public. There being no questions or comments from the public, Council President Asaro asked for a motion to introduce Ordinance Number 06-2020. Councilwoman Urbish made the motion and Councilwoman Taylor seconded the motion. A roll call vote was taken by all members present. MOTION CARRIED.

Roll Call: Councilman Sanders Yes, Councilwoman Taylor Yes, Councilwoman Urbish Yes, Council President Asaro Yes, Mayor Fahl Yes

ORDINANCES SECTION *READING/PUBLIC HEARING*

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.

The following link was provided as part of the meeting agenda to give the members of the public access to Attachment A:

<https://drive.google.com/file/d/1V3jSbS9mxyvJN2xb9CMrMmqAyDG0fjOq/view>

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

Mayor Fahl commented that this removes the condemnation of the Academy Hill site from the Redevelopment plan and moves it to an Overlay.

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

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

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

**WHEREAS**, the Governing Body desires to have the City of Lambertville Planning Board (the “**Planning Board**”) review and comment upon certain additional

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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: April 23, 2020

Note: Notice was provided for the March 19, 2020 session and advertised on February 24, 2020.

March 19, 2020 session was cancelled, and this ordinance was carried to the April 7, 2020 session with the pending notice advertised in the April 2, 2020 edition of the Times.

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April 7, 2020 meeting carried the Ordinance to the April 23, 2020 session with notice advertised in the April 13, 2020 edition of the Times.

Council President Asaro opened the Public Hearing for Ordinance Number 01-2020 and asked for Council comments or questions. There being no comments or questions from the Governing Body, Council President Asaro asked for public comments.

Gina Fischetti asked if the Academy Hill site was being removed from the plan, we will need to provide for it elsewhere. There is no other site to accommodate 50 units.

Lillie Chen asked why the Closson property was removed from the Overlay. The City Planner responded that it does not involve the other properties listed in the Overlay zone. The Closson property, the YMAC and the Clinton Street (Autobody site) all failed and led the City to redo the settlement agreement which now includes the site of the current Police Station. The City Attorney commented that the City tried to negotiate with the owner of the CVS to blight the site, but he has a lease with CVS through 2027. Condemnation is wildly expensive.

### **STATEMENT FROM FAIR SHARE HOUSING – Adam Gordon**

The City Attorney read a portion of the following letter from Adam Gordon of Fair Share Housing (<https://fairsharehousing.org/blog/entry/lambertville-fair-share-plan/>).

As to the Sierra Club's April 13, 2020 press release, I did speak to Jeff Tittel, Director of the Sierra Club who I indeed, as he states, have known for a long time. I respect the Sierra Club's work and we have long tried to work together to ensure affordable housing is developed in a way that is consistent with the State Plan and key environmental policies of the State. I did not review or approve the quotes in that press release or know that he was quoting me in talking with him, and the quotes do not accurately reflect what I said. I also just became aware that the Sierra Club sent out an action alert quoting me. Neither I nor anyone else at Fair Share Housing Center knew of, reviewed, or approved this action alert.

Gina Fischetti asked why the owner of the CVS property did not want to break the lease, and why the City was not willing to condemn the property. She said she was confused about the overlay. Mayor Fahl responded that the battle with the property owner of the old high school and the amount of funds expended was a concern. Councilwoman Taylor commented that the City has an obligation to do more than just zone. The CVS property was not going to get us there.

Lillie Chen said she did not understand why the City was pursuing the Redevelopment Project at the Police Station if it was only going to yield 5 Affordable Housing units.

Jeff Tittel commented that there were other major issues and there is nothing in the letter from Adam Gordon that contradicts what he said. He said there was no push back on the YMAC site, the issue with NAPPA (Clinton Street) was the density (8 units and now it is 4).

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Councilwoman Taylor addressed Mr. Tittel and said Adam Gordon's letter states "the quotes do not accurately reflect what I said."

Kelly Sullivan commented that this is a marathon meeting and she supports removing the old high school from condemnation and she said the City should move on to investigation options.

Council President Asaro asked for a motion to close the Public Hearing for Ordinance 01-2020. Council President Asaro made the motion to close the public hearing and Councilwoman Taylor seconded the motion. An affirmative roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

Roll Call: Councilman Sanders Yes, Councilwoman Taylor Yes, Councilwoman Urbish Yes, Council President Asaro Yes, Mayor Fahl Yes

Council President Asaro asked for a motion to adopt on second reading Ordinance Number 01-2020. Councilwoman Taylor made the motion to adopt Ordinance Number 01-2020. Councilwoman Urbish seconded the motion. A roll call vote was taken. MOTION CARRIED.

Roll Call: Councilman Sanders Yes, Councilwoman Taylor Yes, Councilwoman Urbish Yes, Council President Asaro Yes, Mayor Fahl Yes

**BOARDS, COMMISSIONS, COMMITTEES**

Community Advisory Team Update - Mayor Fahl will give an update at the next meeting.

Lambertville Free Public Library: Mayor Fahl informed the members of the Governing Body and the public that four resumes were received for consideration of an appointment. They include Dave Ringer, Rosemary King, Karen Riedeburg, and Albert Bauer.

Mayor Fahl nominated Karen Riedeburg to serve an unexpired term on the Lambertville Free Public Library Board. Councilwoman Urbish made a motion to confirm the Mayor's nomination. Council President Asaro seconded the motion. A roll call vote was taken.

Roll Call: Councilman Sanders Yes, Councilwoman Taylor Yes, Councilwoman Urbish Yes, Council President Asaro Yes, Mayor Fahl Yes

Council President Asaro informed the members of the public that the City is considering adding board members to serve on the Library Board.

Zoning Board of Adjustment: Mayor Fahl asked for a motion to confirm the following nomination: Jane Wesby moves to a regular board member, Larry Imhoff moves to Alternate I, and Reggie Ross moves to Alternate II.

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Council President Asaro made a motion to confirm the Mayor's nomination. Councilwoman Urbish seconded the motion. A roll call vote was taken.

Roll Call: Councilman Sanders Yes, Councilwoman Taylor Yes, Councilwoman Urbish Yes, Council President Asaro Yes, Mayor Fahl Yes

#### **BUSINESS ADMINISTRATOR** – Alex Torpey

##### 2020 Budget Discussion/Corona Virus Impact

The Business Administrator informed the members of the public that the City is in a vulnerable position due to previous budgeting practices. He reviewed a slide presentation with the members of the public and the Governing Body. A large percentage of the City's revenue comes from nontax services. COVID19 has reduced the City's revenues substantially.

Mayor Fahl encouraged the members of the public to stay engaged. The budget will be introduced at the next Council session on May 5, 2020. The budget hearing is scheduled for June 9, 2020. She said the City devoted a lot of time to the budget and considered a five-year Capital Plan. That has all changed.

The Business Administrator commented that we are taking time and reviewing solutions, so we have a little surplus and we do not have access to employ strategies because we do not have cash on hand. The members of the Governing Body discussed options to assist with the shortfalls in the 2020 budget. They include handling it all in the 2020 budget and spreading it out over the 2020 and 2021 budget.

#### **COUNCIL UPDATES**

UDSA – Councilwoman Urbish commented that the USDA has some grant opportunities that the City is looking into. Councilwoman Urbish commented that our local representative, Anthony Verelli can be reached at [asmverrelli@njleg.org](mailto:asmverrelli@njleg.org) should you have a need for assistance with unemployment during this difficult time.

CENSUS: Councilman Sanders encouraged the members of the public to complete the 2020 Census. You can do it online, over the phone or via regular mail.

SPARKLE WEEK: Mayor Fahl informed the members of the public that Sparkle Week will be held in the month of August. The details are on the City's website.

#### **CORRESPONDENCE** – none

#### **ANNOUNCEMENTS**

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

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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.

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!

CENSUS: Cut and paste this link in your browser:

<https://2020census.gov/?msclkid=d5669b5e0b1d1fd97e13c5343c771c39>

SPARKLE WEEK UPDATE: Sparkle Week will be held the first two weeks of August. Details will follow.

**PUBLIC PARTICIPATION/PUBLIC CONCERN**

The Deputy Clerk read instructions for the public to participate in the meeting into the record.

If you want to participate or make a public comment, there are two ways to do so.

If you are currently utilizing a computer to participate, you would click the "Raise Hand" button on the bottom of the screen. This will place you in a queue that I can see for when it is time to take public comments. People are sorted in the order they raised their hands. When I call on you, a message will pop-up asking if you want to unmute yourself. If you choose to move forward and place a public comment or question, choose to unmute, if you have changed your mind then choose to deny.

If you are dialing in tonight on your phone, to "raise your hand" dial \*9 to be placed in the queue. When called on, the system will ask you to confirm being un-muted to proceed.

Please try to be concise with your questions or comments, to be mindful of others' time.

Once called, I will ask you to please state your full name and address into the record, then please feel free to make your comment or ask a question. You will remain unmuted while the governing body responds. Please make sure there is no background noise such as the T.V. on, music or loud chatter.

When public comments are finished, participants will be placed back on mute for the duration of the meeting.

Stephanie Moss thanked the Governing Body, the employees and said the City is handling the new normal with Grace. She apologized for the discourse and the questioning of everyone's integrity. She said this is not all of us.

Stephen Harris said he appreciates the dedication of the Governing Body. He expressed his concern over the Fire referendum's impact on the budget and suggested the City look



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at shared services opportunities. Mayor Fahl commented that the City is waiting to hear about two grants for shared services.

Laurie asked to see the budget numbers. Mayor Fahl informed the members of the public that the budget will be on the City's website prior to the introduction scheduled for May 5.

Jennifer Jakubowski thanked everyone. She said the City referenced the tax burden related to COVID19 and suggested a public forum for businesses and for those who need food. Mayor Fahl commented that the City will be hosting roundtables for businesses and residents. The City Planner, the City Clerk and the Deputy Clerk have been working on a summer program to allow for the continuation of visitors to the City through the summer.

Kelly Sullivan asked about the number of the short fall and she said we are all hurting with the businesses shut down. She said she did not want to pay the \$85,000 for the bond ordinance. Mayor Fahl reminded everyone that the vote was to introduce the bond ordinance. The cost of the bond will be spread out long term over several years. The shortfall due to COVID19 is still coming in.

Herb Spiegel said he liked the presentation and he asked for the power point.

Stephen Harris asked what the City's plan was for small businesses. Mayor said she would be happy to go over it with him offline.

Sue Bell 24% debt service and the City continues to bond for more, it is not a good idea. She is concerned for taxing rising and home values dropping.

Matthew Hanson thanked the Governing Body and asked what the best way was to get information. Mayor Fahl encouraged him to sign up for emails and notifications through the City's website. She said he could also visit the calendar page of the website for dates of meetings.

Stephen Harris asked if Council sessions were being recorded. Mayor Fahl said they were not because the City has not made any policy changes.

**ADJOURNMENT**

The meeting adjourned at 11: 36 p.m. with a motion made by Councilman Sanders and seconded by Council President Asaro. An affirmative roll call vote was taken in favor of the motion to adjourn. MOTION CARRIED.

Respectfully submitted,

Cynthia L. Ege  
CMR, RMC, City Clerk

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