



**City of Lambertville**  
**Regularly Scheduled Council Meeting**  
**January 20, 2022, 7:00 P.M.**  
**Phillip L. Pittore Justice Center, 25 South Union**  
**Street, Lambertville**  
**AGENDA**

- I. STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT
- II. ROLL CALL  
Councilwoman Lambert, Councilman Sanders, Councilman Stegman, Council President Taylor, Mayor Nowick
- III. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- IV. APPROVAL OF THE MEETING MINUTES
  - a. December 2, 2021 Open Meeting Minutes
  - b. December 16, 2021 Open Meeting Minutes
  - c. January 4, 2022 Reorganization Meeting Minutes
- V. RESOLUTIONS – CONSENT AGENDA

- a. RESOLUTION NUMBER 30-2022: *A Resolution to Authorize the Mayor and City Clerk to Execute the Hunterdon County Municipal Alliance Program Grant Year 2023.*

RESOLUTION NUMBER 30-2022

A Resolution to Authorize the mayor and City Clerk to Execute the Hunterdon County Municipal Alliance Grant Program for Year 2023

NOW THEREFORE BE IT RESOLVED by the governing body of the city of Lambertville, in the county of Hunterdon that Mayor Nowick and the City Clerk are hereby authorized to execute the grant agreement for the 2023 Hunterdon County Municipal Alliance Program administered by the South Hunterdon Regional School District.

- b. RESOLUTION NUMBER 31-2022: *A Resolution to Authorize the Refund of Escrow for a Planning Board Application to Stephen Williamson in the Amount of \$1,786.50.*

RESOLUTION NUMBER 31-2022

A Resolution to Authorize the Refund of Escrow for a Planning Board Application to Stephen Williamson in the Amount of \$1,786.50

NOW THEREFORE BE IT RESOLVED by the governing body of the city of Lambertville, in the county of Hunterdon, that the refund of escrow to Stephen Williamson in the amount of \$1,786.50 for an application to the planning board is hereby authorized.

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- c. RESOLUTION NUMBER 32-2022: *A Resolution to Authorize the Lien Redemption for Guadalupe O. Perez, for Block 1002, Lot 67, 150 York Street, in the Amount of \$21,747.09 Plus a Premium in the Amount of \$5,300.00*

RESOLUTION NUMBER 32-2022

*A Resolution Authorizing the Redemption of a Tax Lien for Block 1002, Lot 67 In the Amount of \$21,747.09 Plus a Premium in the Amount of \$5,300.00.*

WHEREAS, Tax Lien Certificate 18-00001 issued on Block 1002 Lot 67 was sold to Christiana T C/F CE1/FirstTrust, First Trust Bank PO BOX 5021, Philadelphia, PA 19111 on 6-21-18 and

WHEREAS, payment has been received by the Tax Collector for redemption of the tax lien from a title company representing the property owner

NOW THEREFORE BE IT RESOLVED by Mayor and Council of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey that the check is hereby authorized to Christiana T C/F CE1/FirstTrust, First Trust Bank PO BOX 5021, Philadelphia, PA 19111 for the redemption of tax lien certificate #18-00001 in the amount of: \$21,493.27

In addition, the City is holding a premium in the amount of \$5,300.00

and upon redemption this is due back to the lienholder.

2 checks for the lienholder –

Check 1= \$21,747.09

Check 2= for premium= \$5,300.00

- d. RESOLUTION NUMBER 33-2022: *A Resolution to Authorize the Premium Payment for Block 1050, Lot 30, Tax Sale Certificate #16-0009, Foreclosed by the Lienholder, to Be Turned Over to the Treasurer of the City of Lambertville in Accordance with N.J.S.A. 54:5-33.*

Resolution Number 33-2022

A Resolution to Authorize the Premium Payment for Block 1050, Lot 30, Tax Sale Certificate Number 16-0009. Foreclosed by the Lienholder, to be Turned Over to the Treasurer of the city of Lambertville in Accordance with N.J.S.A. 54:5-33

WHEREAS, the City of Lambertville sold at tax sale, the unpaid property taxes for the 2016 calendar year and a Tax Sale Certificate Number 16-0009 was issued; and

WHEREAS, the lienholder foreclosed on the property known as block 1050, lot 30; and

WHEREAS, N.J.S.A. 54:5-33 states the following:

54:5-33. Payment for the sale shall be made before the conclusion of the sale, or the property shall be resold. Any premium payment shall be held by the collector and

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returned to the purchaser of the fee if and when redemption is made. If redemption is not made within five years from date of sale the premium payment shall be turned over to the treasurer of the municipality and become a part of the funds of the municipality. In the event that a petition of bankruptcy has been filed by the property owner, the five year limitation shall be extended for each day that the foreclosure action is precluded by that bankruptcy filing.

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 the premium held from Tax Sale Certificate 16-0009 in the amount of \$22,500.00 is hereby authorized to be turned over to the Treasurer of the City of Lambertville and will become part of the funds of the municipality.

- e. RESOLUTION NUMBER 34-2022: *A Resolution to Authorize the Refund of a Parking Permit Fee to Martha Dennis for a Leased Space at the Phillip L. Pittore Justice Center, abandoned in October, in an Amount Not to Exceed \$55.00 for the Month of December.*

RESOLUTION NUMBER 34-2022

A Resolution to Authorize the Refund of a Parking Permit Fee to Martha Dennis for a Leased Space at the Phillip L. Pittore Justice Center, Abandoned in October, in An Amount Not to Exceed \$55.00 for the Month of December

WHEREAS Martha Dennis paid for a leased parking space at the Phillip L. Pittore Justice Center for the 2021 calendar year; and

WHEREAS, in October, they moved from their house on Ferry Street; and

WHEREAS, they requested a refund for their December lease.

NOW THEREFORE BE IT RESOLVED by the governing body of the city of Lambertville, in the county of Hunterdon, that the refund of the December parking lease in the amount of \$55.00 to Martha Dennis is hereby authorized.

- f. RESOLUTION NUMBER 35-2022: *A Resolution to Authorize the Tax Collector to Cancel a City Fee Authorized by Ordinance Number 03-13 for A Returned Check Fee.*

RESOLUTION NUMBER 35-2022

A Resolution to Authorize the Tax Collector to Cancel a City Fee Authorized by Ordinance Number 03-13 for a Returned Check Fee

WHEREAS, Krystyna Rykowski mailed her fourth quarter taxes to the City of Lambertville and when she checked with the city, the payment was not received; and

WHEREAS, Krystyna Rykowski called her bank and issued a stop payment and issued a replacement check to the city of Lambertville; and

WHEREAS, both checks were processed causing the bank to return the check with the stop payment; and

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WHEREAS, in accordance with the city's ordinance, a fee of \$20 must be collected.

NOW THEREFORE BE IT RESOLVED by the governing body of the city of Lambertville, in the county of Hunterdon, that the Tax Collector is hereby authorized to waive the bounced check fee to Krystyna Rykowski.

- g. RESOLUTION NUMBER 36-2022: *A Resolution to Authorize the Dedication by Rider for the Summer Camp Organized by Parks & Recreation.*

RESOLUTION 36-2021

A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR PARKS AND RECREATION COMMISSION'S SUMMER CAMP REQUIRED BY DIRECTOR OF THE DIVISION OF LOCAL GOVERNMENT SERVICES

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and'

WHEREAS, the Parks and Recreation Commission provides for receipt of Summer Camp Fees by the municipality to provide for the operating costs to administer this act; and,

WHEREAS, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the Summer Camp Fees are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement:

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of Parks and Recreation Commission of the City of Lambertville, County of Hunterdon, New Jersey as follows: 1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Parks and Recreation Commission's Summer Camp trust fund and statutory authority. 2. The Clerk of the City of Lambertville, County of Hunterdon is hereby directed to forward two certified copies of this Resolution to the Director of the Division of Local Government Services.

Adopted this 20<sup>th</sup> day of January, 2022 and certified as a true copy of an original.

VI. RESOLUTIONS – OTHER

- a. RESOLUTION NUMBER 37-2022: *A Resolution Supporting the Recommendations of the New Jersey Department of Transportation's Bureau of Traffic Engineering with Respect to Implementing Certain Traffic and Pedestrian Safety Regulations Along Route 29 in the City*

RESOLUTION 37-2022

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A Resolution supporting the recommendations of the New Jersey Department of Transportation's Bureau of Traffic Engineering with respect to implementing certain traffic and pedestrian safety regulations along Route 29 in the City,

WHEREAS, the City of Lambertville (the "City") is a municipal corporation of the State of New Jersey; and

WHEREAS, the City's roadways are critical to the health and safety of the City's residents, as well as the economic health and success of the City; and

WHEREAS, the State of New Jersey Department of Transportation Bureau of Traffic Engineering (the "NJDOT"), after consultation with the Lambertville Police Department, has recommended the implementation of various traffic and pedestrian safety regulations on or around certain areas of Route 29 in the City, including, but not limited to, prohibition on stopping or standing, parking restrictions, and turning prohibitions in certain designated areas, as set forth in full in the letter from the NJDOT to the City, dated December 3, 2021, and on file with the City Clerk (the "Regulations"); and

WHEREAS, the goal of the Regulations is to promote pedestrian safety and the expeditious movement of traffic along Route 29 in the City; and

WHEREAS, in order to establish these Regulations in the City so as to ensure the safety of pedestrians and the expeditious movement of traffic within the City, the Governing Body hereby supports the Regulations and requests the NJDOT proceed to promulgate a Traffic Regulation Order to establish the Regulations; and

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville, in the County of Hunterdon, New Jersey, as follows:

Section 1. The foregoing recitals are hereby incorporated by reference as if fully repeated herein.

Section 2. The Governing Body hereby endorses the Regulations set forth in the letter from the NJDOT to the City, dated December 3, 2021, a copy of which is on file with the City Clerk.

Section 3. The City Clerk is hereby instructed to forward a certified copy of this Resolution of support to the NJDOT Bureau of Traffic Engineering.

Section 4. This Resolution shall take effect immediately.

- b. RESOLUTION NUMBER 38-2022: A Resolution to Authorize the City Clerk to Submit the Person-to-Person Transfer of State Assigned License Number 1017-33-003-003 from Taverna 54 to Bluestone Building LLC, Effective January XX, 2022.

RESOLUTION NUMBER 38-2022

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A Resolution to Authorize the City Clerk to Submit the Person-to-Person Transfer of State Assigned License Number 1017-33-003-003 from Taverna 54 to Bluestone Building, LLC Effective January 24, 2022

WHEREAS, Bluestone Building, LLC submitted a completed application for a person-to-person transfer of Alcohol Beverage Control license number 1017-33-003-003 from Taverna 54 to Bluestone Building, LLC on January 5, 2022; and

WHEREAS, the applicant advertised the transfer of the license in the January 6 and January 13, 2022 edition of the Trenton Times and the City Clerk has not received any complaints or questions from the members of the public; and

WHEREAS, the City is in receipt of the Tax Clearance Certificate, Consent to Sell, Bulk Sale Permit Application, the full 12 page application, fingerprinting results, and copies of the lease agreements; and

WHEREAS, the City Attorney has reviewed the application; and

WHEREAS, the governing body had this on the January 20, 2022 meeting agenda for approval with no questions or comments from the public.

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 the City Clerk is hereby authorized to submit the application to the State of New Jersey for the person-to-person transfer of ABC license number 1017-33-003-003 from Taverna 54 to Bluestone Building, LLC with a transfer/closing date of January 24, 2022.

- c. RESOLUTION NUMBER 39-2022: *A Resolution to Authorize the Contract with Suburban Consulting Engineering, Inc., in an Amount Not to Exceed \$62,680.00 for Work on Hurricane Ida.*

**RESOLUTION NUMBER 39-2021**

*A Resolution to Amend Resolution Number 19-2021, Authorizing A Professional Service Contract for City Engineer, Suburban Consulting Engineering, LLC in an Amount Not to Exceed \$62,680.00*

**WHEREAS** there exists a need for Professional Engineers to serve as City Engineer and to advise on special projects; and

**WHEREAS**, the contracts are being awarded pursuant to the Fair and Open Process, a process that provides for public solicitation of proposals OR qualifications and the New Jersey Local Unit Pay-to-Play Law as defined in N.J.S.A. 19:44A-20.4 et seq., bids were advertised on November 5, 2021 and received on December 3, 2021, providing sufficient time to give notice, and publicly opened on December 3, 2021 for; and

**WHEREAS**, the governing body awarded a professional services contract to Suburban Consulting Engineers, Inc. on January 4, 2022 to serve as the City Engineer and this resolution is to amend the contract to include professional

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services as outlined in Proposal SCE-PA9786.Y21 for work directly related to Hurricane Ida funded through Ordinance Number 31-2021.

**NOW, THEREFORE, BE IT RESOLVED** that the Council Members of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey hereby authorizes the contract with Suburban Consulting Engineers, Inc., for Proposal SCE-PA9786.Y21, in an amount not to exceed \$62,680.00.

**BE IT FURTHER RESOLVED** that notice of these actions shall be printed in the January 26, 2022 issue of The Times, N.J.A.C. 5:34-9.5 (d).

**ADOPTED:** January 20, 2022

VII. **BILLS LIST**

VIII. **ORDINANCES FIRST READING/INTRODUCTION**

- a. ORDINANCE NUMBER 01-2022: *An Ordinance Authorizing the Execution of a Lease Agreement Between the City of Lambertville and Richard Crane for use of the Lilly Street Apartment, Property Owned by the City and Located at 6 Lilly Street (Block 1074, Lot 2).*

City of Lambertville

ORDINANCE NUMBER 01-2022

*An Ordinance Authorizing the Execution of a Lease Agreement Between the City of Lambertville and Richard Crane for use of the Lilly Street Apartment, Property Owned by the City and Located at 6 Lilly Street (Block 1074, Lot 2).*

WHEREAS, the City of Lambertville (the "City"), a municipal corporation of the State of New Jersey, with offices located at 18 York Street, Lambertville New Jersey 08530, owns the property shown on the City Tax Maps as Block 1074, Lot 2, commonly known as 6 Lilly Street (the "Property"); and

WHEREAS, Richard Crane has requested to continue to lease a portion of the Property for residential purposes, which premises he has leased from the City since December 2014 (the "Leased Premises"); and

WHEREAS, Richard Crane continues to be eligible for the rental of the apartment as certified by the Public Assistance Director, and has been income qualified to lease the apartment under Section 8 Housing; and

WHEREAS, the Leased Premises at the Property are not currently being used by the City; and

WHEREAS, the use of the Leased Premises at the Property will allow the city to continue to provide an essential need in our community for affordable housing; and

WHEREAS, the City may lease the Leased Premises to Richard Crane by ordinance, pursuant to N.J.S.A. 40A:12-1 et. seq. of the Local Lands and Buildings Law; and

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WHEREAS, there is a desire to approve a lease agreement with Richard Crane for use of the Leased Premises, for a term of one (1) year or until he moves or no longer qualified to lease the apartment, in the form set forth in the attached hereto as Exhibit A (the "Lease Agreement").

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the City of Lambertville, as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Governing Body approves the execution of the Lease Agreement with Richard Crane for use of the Leased Premises, as more fully described in the Lease Agreement.
3. The Mayor is authorized to execute the Lease Agreement in substantially the same form attached hereto as Exhibit A, and subject to such additions, deletions, modifications or amendments deemed necessary by the Mayor in her discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto.
4. If any section, paragraph, subdivision, clause, sentence, phrase or provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.
5. The City Clerk is hereby directed to publish this Ordinance as required by applicable law and make the same available for public inspection.
6. This Ordinance shall take effect after twenty (20) days of its final passage by the Municipal Council, upon approval by the Mayor and publication as required by law.

INTRODUCTION AND FIRST READING:            January 20, 2022

PUBLIC HEARING AND SECOND READING:    February 17, 2022

IX.    ORDINANCES SECOND READING/PUBLIC HEARING – None.

X.    STATE OF THE CITY ADDRESS – Mayor Nowick.

XI.   DISCUSSION ITEMS

- a. Hybrid CC meetings for 2022
- b. Storage for DPW, Garage at Closson Property
- c. Closson Property: Public Access
- d. City Facebook Account
- e. Public Engagement and Public Comment at Meetings
- f. Hazard Mitigation Committee

XII.  CORRESPONDENCE



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- a. JERSEY CENTRAL POWER & LIGHT: BPU Docket No. EO21101182, Petition of JCP&L for Approval of a Change to Its Zero Emission Certificate Recovery Charge

XIII. ANNOUNCEMENTS

- a. Convenience Center Hours: the Convenience Center is closed for the winter and will reopen in March/April, weather permitting.
- b. Pet Licenses Expired on 12/31/2021. Registration Fees increase after 02/28/2022.
- c. Cherry Street/North Union Street Park
- d. CAT

XIV. PUBLIC PARTICIPATION

XV. ADJOURNMENT