



**City of Lambertville
Meeting Agenda
May 16, 2024, 6:00 p.m.
Phillip L. Pittore Justice Center
25 South Union Street**

I. STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT

This meeting is being held in compliance with the Open Public Meetings Act with the meeting schedule advertised in the January 10, 2024, edition of the Trenton Times, the meeting agenda was posted on the Bulletin Board at City Hall and the City's website, and the meeting notice was sent to the members on the Listserv and Department Heads and the City Engineer on Monday May 13, 2024.

The meeting agenda offers planned action items known at the time of publication and is subject to change.

II. ROLL CALL

Councilwoman Kominsky, Councilman Lide, Councilman Stegman, Council President Lambert, and Mayor Nowick

III. CLOSED SESSION to discuss attorney/client matters related to attorney/client matters related to potential contracts pursuant to N.J.S.A. 10:4-12(b)(7).

PLEASE NOTE: *The Governing Body will go into closed session at 6 pm and will reconvene in open session at 7:00 pm.*

IV. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

V. PUBLIC PARTICIPATION

VI. RESOLUTION - OTHER

Resolution Number 88-2024: *A Resolution to Authorize the Amendment of the Contract with Princeton Hydro for the Stormwater Utility Feasibility Study to Include the SWU Estimate Rate to the Scope of Work, in An Amount Not to Exceed \$10,500.00.*

WHEREAS, the Governing Body of the City of Lambertville awarded a contract to Princeton Hydro on the following dates:

January 1, 2024, Resolution Number 19-2024 to serve as the Special Engineer for Stormwater Projects in the amount of \$5,000.00;

March 21, 2024, Resolution Number 60-2024 for the environmental permitting services for the channel cleaning of Ely Creek, in the amount of \$11,200.00;

April 18, 2024, Resolution Number 73-2024 for engineering and design of the Lambertville Firehouse Stormwater Management in the amount of \$65,800.00;

WHEREAS, the Governing Body of the City of Lambertville would like to amend the contract with Princeton Hydro for the Stormwater Utility Feasibility Study to include an estimate rate for users in the amount of \$10,500.00.

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 contract with Princeton Hydro for the Stormwater Utility Feasibility Study funded through the New Jersey Conservation of Voters awarded on September 21, 2023 (Resolution Number 141-2023) in the amount of \$63,400.00 is hereby amended to include an estimate rate for users and add one additional public meeting to the project, with a not to exceed amount of \$10,500.00.

2024 Award Not to Exceed Amount: \$92,500.00

Stormwater Utility Feasibility Study Contract, Not to Exceed Amount: \$73,900.00

BE IT FURTHER RESOLVED that the amended contract will be funded through the City's Stormwater Management Grant, in the Amount of \$10,500.00

VII. APPROVAL OF MINUTES

- a. April 18, 2024 – Closed Session Minutes
- b. April 18, 2024 – Meeting Minutes
- c. May 2, 2024 – Meeting Minutes

VIII. APPROVAL OF ADMINISTRATIVE REPORTS

- a. Clerk's Office, Construction Office, Fire Official, Municipal Court, Public Works Department, Police Department, Tax Collector.

IX. PROCLAMATIONS

- a. Mental Health Month

Mental Health Awareness Month

WHEREAS, mental health is an essential part of overall health and well-being, and affects one's physical health, relationships and ability to thrive; and

WHEREAS, in the US, one in five adults will experience mental illness, and one in five children, either currently or at some point during their life, will have or have had a seriously debilitating mental illness, according to the CDC; and rates of anxiety, depression, and other mental illness conditions have continued to rise; and

WHEREAS, activities such as pursuing a hobby, exercise, social connections, mindfulness activities, 'unplugging' from news and social media, spending time in nature, and self-care habits may support mental health; and

WHEREAS, in instances in which wellness activities are not sufficiently helpful, it is important to note that professional help may be necessary to stabilize and or to monitor a person's mental health; and

WHEREAS, a greater understanding from emerging science and research has affirmed that a multi-faceted and swift response is needed to address stress and mental health challenges; and

WHEREAS, the national 988 number is available 24/7 for anyone having thoughts of suicide and experiencing a mental health or substance abuse crisis; and

WHEREAS, the Hunterdon Helpline is also available 24/7 by dialing 908-782-HELP for seniors who may need assistance or a friendly visit; and

WHEREAS, New Jersey is making strides to reduce discrimination associated with mental health challenges by providing access to healthcare and a wide array of community-based, human and social services that support strong mental health habits for everyone.

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 month of May is hereby proclaimed Mental Health Awareness Month in the City of Lambertville.

BE IT FURTHER RESOLVED that by shining light on mental health, we break negative stigma and become stronger versions of ourselves. In doing so, we help lift up those who are struggling. We all have a role to play when it comes to mental health in our community, our families, and ourselves.

ADOPTED: May 16th, 2024

X. RESOLUTIONS

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

- i. Resolution Number 81-2024: *A Resolution to Authorize the Refunds for the Month of April*

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 following refunds are hereby authorized:

1. Max Spano, Certified Copy of a Marriage License, \$15.00

- ii. Resolution Number 82-2024: *A Resolution to Authorize the Discharge of Mortgage for Block 1002, Lot 66, Richard Williams, 146 and 148 York Street, Block 1002, Lot 66 in the Amount of \$20,000.00.*

WHEREAS, Richard and Mary Williams received a grant from the City of Lambertville through the Small Cities/CDBG Funds in the amount of \$20,000.00; and

WHEREAS, the loan was paid in full on April 15, 2024.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville, that the Mayor, City Attorney and City Clerk are hereby authorized to sign the discharge of mortgage for block 1002, lot 66 in the amount of \$20,000.00.

- iii. Resolution Number 83-2024: *A Resolution to Authorize the Redemption of a Tax Lien for Block 1002, Lot 67 in the Amount of \$1,365.89, Plus a Premium in the Amount of \$1,000.00*

WHEREAS, Tax Lien Certificate 23-00001 issued on Block 1002 Lot 67 was sold to USBank, Cust/PC8 Firstrust Bank, PO Box 774, Fort Washington, PA 191034 on 10/24/23 and

WHEREAS, payment has been received by the Tax Collector for redemption of the tax lien from a Mortgage company.

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 USBank, Cust/PC8 Firsttrust Bank, PO Box 774, Fort Washington, PA 191034 for tax lien certificate 23-00001 in the amount of \$2365.89.

BE IT FURTHER RESOLVED that the city is holding a premium in the amount of \$1,000.00 and upon redemption this is due back to the lienholder.

2 checks for the lienholder –

Check 1= \$1365.89

Check 2= for premium= \$1,000.00

- iv. Resolution Number 84-2024: *A Resolution Requesting the Insertion of a Special Item of Revenue in the Budget of Any County or Municipality Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) for the St. Patrick's Safe Passage Grant in the amount of \$770.00.*

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Finance may approve the insertion of any special item if revenue in the budget of any County or Municipality when such item have been made available by Law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for equal amount.

WHEREAS, the Chief Financial Officer has certified that the City has received a grant in the amount of \$770.00; St. Patrick's Safe Passage Grant.

NOW THEREFORE, BE IT RESOLVED that the City of Lambertville hereby requests the Director of Division of Local Finance to approve the insertion of an item of revenue in the 2024 CY Budget in the amount of \$770.00 which item is now available as revenue from the receipt of the Safe Passage Grant.

BE IT FURTHER RESOLVED that a like sum of \$770.00 is hereby appropriated under the caption of:

OPERATIONS "EXCLUDED FROM CAP"

Safe Passage Grant \$770.00

BE IT FURTHER RESOLVED that the City Clerk forward two certified copies of this resolution to the Director of Local Government Services for approval, with a copy of the letter awarding the Grant.

- v. Resolution Number 85-2024: *A Salary & Wage Resolution Establishing the 2024 Salary and Wages for Officials and Employees of the City of Lambertville*

WHEREAS, Ordinance Number 19-2021, amended by Ordinance Numbers 10-2020, 19-2021, 20-2022, 17-2023 and 05-2024, established salary ranges for officials and employees of the City of Lambertville; and

WHEREAS, the 2024 calendar year budget included a raise for non-union employees who have been working for the City of Lambertville consistently for more than 1 year; and

WHEREAS, the 2024 calendar year budget was formally adopted by the Mayor and Council of the City of Lambertville in the County of Hunterdon on Thursday, May 2, 2024; and

WHEREAS, it is necessary to establish specific salary for specific positions;

NOW THEREFORE BE IT RESOLVED that the following salaries are established:

Employee Name **2024 pay rate**

MAYOR & COUNCIL

Andrew Nowick	Stipend \$8,000.00
Karen Kominsky	Stipend \$1,100.00
Benedetta Lambert (Council President)	Stipend \$3,200.00
Evan Lide	Stipend \$1,100.00
Steven Stegman	Stipend \$1,100.00

STAFF:

Cynthia L. Ege, City Clerk	Salary \$87,978.13
Cynthia L Ege, OEM Deputy Coordinator	Salary \$ 5,000.00
Lindsay Hansche, Deputy Clerk & Tech Specialist	Salary \$58,344.00
Jill Titus – Accounts Receivable Clerk	P/T Hourly \$18.36 (12 hours/week)
Susan Bacorn, Deputy Treasurer	Salary \$55,558.20
Susan Bacorn, PACO	Salary \$ 2,705.04
Christie Ehret, CMFO	Salary \$25,521.01
Christie Ehret, QPA	Salary \$ 2,500.00
TAX Jessica Crea, Tax Collector	Salary \$16,320.00
Susan Bacorn, Tax Assistance	Salary \$ 2,705.04
Richard Carmosino, Tax Assessor	Salary \$37,274.49

CONSTRUCTION:

Crystal Lawton, Planning Board Secretary	Salary \$ 8,610.08
Crystal Lawton, Zoning Board Secretary	Salary \$ 4,349.33
Crystal Lawton, TACO	Salary \$38,575.78
Crystal Lawton, Historical Secretary	Salary \$ 3,182.40
Kenneth Rogers, Construction/Zoning Official	Salary \$98,838.00
Keith Steele	Salary \$12,497.82

Frank Ur, Fire Official	Salary	\$29,120.00
Christopher Sorrentino, Fire Deputy Jun)	P/T Hourly	\$25.00 (10 hrs/wk Apr-

FRENCHTOWN CONSTRUCTION:

Kenneth Rogers, Construction/Zoning Official	Salary	\$55,000.00
Keith Steele, Plan Review	Salary	\$6,000.00
Robert Vanderburg, Electric Inspector	Salary	\$ 8,000.00

POLICE CIVILIAN:

Vernon Barlow, Crossing Guard	Hourly	\$16.24
Kelly Kascik, Police Secretary/FT	Salary	\$43,696.80
Michael Vecchio, Parking Enforcement/FT	Salary	\$42,717.99
Stephen Balaity, Parking Enforcement/PT	Hourly	\$16.24
Jack Angeloni, Parking Enforcement/PT	Hourly	\$16.24
Tara Barlow, Matron (as needed)	Hourly	\$22.41

PUBLIC WORKS/SOLID WASTE:

Paul Cronce	Hourly	\$20.40
Brittany Kerr	Salary	\$40,800.00
Jessie Kerr	Salary	\$40,800.00
David Kerr	Salary	\$49,283.04
John Ott	Salary	\$35,700.00
John Ott IV	Salary	\$35,700.00
Lester Myers, Jr.	Salary	\$71,981.74
Robbin Worthington	Salary	\$50,557.28
Christopher Burket hr/week	P/T Hourly	\$15.13/hr @ 25

OTHER:

Helen Kuhl, Public Assistance Director	Salary	\$18,074.13
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COURT:

Sally Lelie, Court Clerk	Hourly	\$19.10
Kathryn McLaren, Court Administrator	Salary	\$66,300.00
Francesco Taddeo, Judge	Salary	\$15,000.00

BE IT FURTHER RESOLVED that this resolution shall be retroactive to January 1, 2024.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

- vi. Resolution Number 86-2024: A Resolution Reappointing Frank Ur to Serve as the Interim Fire Official for the City of Lambertville with a Term Expiring June 30, 2024, for a Maximum of 16 Hours Per Week at an Hourly Rate of \$27.50 Per Hour.

WHEREAS, the City of Lambertville’s fire official resigned effective November 11, 2023; and

WHEREAS, Frank Ur is a Certified State of New Jersey Fire Official; and

WHEREAS, the Governing Body appointed Frank Ur to serve as the interim Fire Official for a term beginning January 1, 2024, and ending April 30, 2024, at an hourly rate of \$27.50 per hour, and 16 hours per week on January 18, 2024 by Resolution Number 29-2024.

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 Frank Ur is hereby appointed to serve as the Fire Official for a term ending June 30, 2024, or when the Lambertville Fire District #1 Board of Fire Commissioners become the Local Enforcement Agency, at an hourly rate of \$27.50 per hour, and 16 hours per week.

- vii. Resolution Number 87-2024: A Resolution to Amend Resolution Number 19-2024, to Increase the Not to Exceed Amount in the Contract with Suplee Clooney from \$41,950.00 to \$50,450.00

WHEREAS, the Governing Body of the City of Lambertville awarded a contract through the Fair and Open Process to Suplee Clooney for auditing services on January 1, 2024, with a not to exceed amount of \$41,950.00; and

WHEREAS, the City requested additional services with the BANs in the amount of \$8,500.00.

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 not to exceed amount of the contract awarded to Suplee Clooney is hereby increased to \$50,450.00.

End of Consent Agenda

XI. BILLS LIST

XII. ORDINANCES – FIRST READING

- a. ORDINANCE NUMBER 10-2024: An Ordinance to Amend the Lambertville City Code, 2014, Chapter 7, Traffic, Section 7-4.4 Parking Time Limited on Certain Streets, amending Elm and Perry Street from North Main to North Union and North Main Street, between Elm and Perry Street to change the time to 8:30 am to 10:00 am

ORDINANCE NUMBER 10-2024

An Ordinance to Amend the Lambertville City Code, 2014, Chapter 7, Traffic, Section 7-4.4 Parking Time Limited on Certain Streets, amending Elm, Buttonwood and Perry

Street from North Main to Clinton Street, North Main between Elm and Perry Street to change the time to 8:30 am to 10:00 am

§ 7-4.4 Parking Prohibited Certain Hours.

[Ord. #88-25, § 5; Ord. #90-02, § 1; Ord. #94-16, § 3, Ord. #97-20, § 1; 1990 Code § 7-4.4.; Ord. No. 2004-09; amended 3-17-2022 by Ord. No. 02-2022; 4-21-2022 by Ord. No. 04-2022; 6-16-2022 by Ord. No. 14-2022; 4-20-2023 by Ord. No. 04-2023]

Parking of motor vehicles on the streets on the days and between the hours set forth in this subsection is prohibited.

Name of Street	Side	Hours	Location
MONDAY			

Buttonwood Street (Ord. No. 2003-15)	North	8:30 am to 10:00 am	North Main to Clinton Street
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Elm Street [Ord. No. 2003-15]	North	8:30 a.m. to 10:00 a.m.	North Main to the Canal
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Perry Street [Ord. No. 2003-15]	North	8:30 a.m. to 10:00 a.m.	North Main to Clinton Street
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Name of Street	Side	Hours	Location
TUESDAY			

Buttonwood Street (Ord. No. 2003-15)	South	8:30 am to 10:00 am	North Main to Clinton Street
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Elm Street [Ord. No. 2003-15]	South	8:30 a.m. to 10:00 a.m.	North Main to the Canal
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Perry Street [Ord. No. 2003-15]	South	8:30 a.m. to 10:00 a.m.	North Main to Clinton Street
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Name of Street	Side	Hours	Location
WEDNESDAY			

NJ Route 29 [Ord. No. 04-2022]	Southbound (westerly)	8:30 a.m. to 10:00 a.m.	Elm to Perry Street
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North Main Street (179) [Ord. No. 14-2022]	Southbound (west side)	8:30 a.m. to 10:00 a.m.	Elm to Perry Street
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INTRODUCED FOR FIRST READING: May 16, 2024

PUBLIC HEARING AND SECOND READING: June 20, 2024

- b. ORDINANCE NUMBER 11-2024: *An Ordinance Of The City Of Lambertville, County Of Hunterdon, State Of New Jersey Further 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*

CITY OF LAMBERTVILLE

AN ORDINANCE OF THE CITY OF LAMBERTVILLE, COUNTY OF HUNTERDON, STATE OF NEW JERSEY FURTHER 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, on April 23, 2020, the Governing Body adopted Ordinance No. 01-2020, which approved certain amendments to the Original LHS Redevelopment Plan to provide for the redevelopment of the LHS Redevelopment Area (the “**2020 Amended LHS Redevelopment Plan**,” and together with the Original LHS Redevelopment Plan, the “**LHS Redevelopment Plan**”); and

WHEREAS, the Governing Body desires to have the City of Lambertville Planning Board (the “**Planning Board**”) review and comment upon certain additional revisions to the LHS Redevelopment Plan, a copy of which is attached hereto as Exhibit A (the “**2024 Amended Redevelopment Plan**”); and

WHEREAS, subject to receipt of the Planning Board’s recommendations concerning the 2024 Amended LHS Redevelopment Plan, the Governing Body believes that the adoption of the 2024 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 2024 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 2024 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 2024 Amended LHS Redevelopment Plan, 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 2024 Amended LHS Redevelopment Plan hereby supersedes applicable provisions of the City of Lambertville Land Use Ordinance, the Original LHS Redevelopment Plan and the 2020 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.

XIII. ORDINANCES – SECOND READING

- a. ORDINANCE NUMBER 06-2024: *An Ordinance to Amend the Stormwater Control Ordinance.*

Posted with the meeting agenda due to its length.

This Ordinance will be carried to the June 20, 2024, Meeting Agenda.

XIV. CORRESPONDENCE

- a. ELIZABETHTOWN GAS COMPANY: *Notice of Public Hearing for the Infrastructure Investment Program (“IIP”) and Associated Recovery Mechanism, Pursuant to N.J.S.A. 48:2-21 and N.J.A.C. 14:3-2A, BPU Docket No. GR23120882*

XV. BOARD APPOINTMENTS

- a. MUNICIPAL CROSS-ACCEPTANCE NEGOTIATION COMMITTEE
 - i. Paul Kuhl
 - ii. Councilwoman Kominsky

XVI. MAYOR’S UPDATES/ONGOING PROJECTS/DISCUSSION

- a. Lambertville Free Public Library: Exterior Paint Colors

XVII. ANNOUNCEMENTS

- a. Convenience Center Hours:
 - i. Saturday, May 4, 2024, and May 18, 2024, from 9 am to 12 noon.
 - ii. Wednesday, May 15, 2024, from 3 – 5 pm

- b. Pride Parade: Saturday, May 18th at 11am from Lambertville to New Hope
 - i. The following road closures will be in effect from 10 AM to 1 PM:
 - Bridge Street & Lambertville-New Hope Free Bridge:** North Main Street to New Hope PA
 - Lambert Lane:** Bridge Street to Coryell Street
 - North Union Street:** Delaware Avenue to Bridge Street
 - Jefferson Street:** North Main Street to North Union Street
 - Delevan Street:** North Main Street to North Union Street
 - Coryell Street:** Lambert Lane to North Union Street
 - Church Street:** North Main Street to North Union Street
 - South Union Street:** Bridge Street to Ferry Street
 - Klines Court:** Bridge Street to Ferry Street
 - Clinton Street:** Delaware Avenue to York Street
 - George Street:** Perry Street to Coryell Street
 - Station Court:** Bridge Street
 - ii. York Street will be closed between 8 AM and 1 PM between N Main Street and N Union Street.
 - iii. Parking will be permitted on the closed streets listed above; however, vehicles will not be allowed to move between 10 AM and 1 PM with the following exception:
 - 1. No parking will be allowed on Bridge Street between Union St and Lambert Lane between 10 AM and 1 PM.

XVIII. PUBLIC PARTICIPATION

XIX. ADJOURNMENT