



**City of Lambertville  
Meeting Agenda  
June 20, 2024, 7:00 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. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**IV. PUBLIC PARTICIPATION**

**V. STORMWATER FEASIBILITY STUDY PRESENTATION**

**VI. APPROVAL OF MINUTES**

- a. May 16, 2024 – Closed Session Minutes
- b. May 16, 2024 – Meeting Minutes
- c. May 30, 2024 – Special Session Minutes
- d. June 6, 2024 – Closed Session Minutes
- e. June 6, 2024 - Meeting Minutes

**VII. APPROVAL OF ADMINISTRATIVE REPORTS**

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

**VIII. 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.

- a. Resolution Number 95-2024: *A Resolution to Authorize the May Refunds*

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. Anthony Castro, BULK Trash Permit, \$50.00
2. Erin Ingwerson (FUA-24-00093), \$250.00 Facility Use Deposit
3. William Slover, duplicate charge, 88 S. Main, \$3,036.00 (refunded through Municipipay) and the transaction fee of \$80.45.

b. Resolution Number 96-2024: *A Resolution to Reject the Bids Received for the Lambertville Public Library – Elevator Repairs, Because the Bid Amounts Exceeded the Budget Amount*

WHEREAS, the City of Lambertville advertised for proposals for the mechanical upgrades to the elevator located at the Lambertville Free Public Library; and

WHEREAS, on May 29, 2024, the following three bids were received and opened publicly and read aloud; and

Current Elevator Technology in the amount of \$199,800.00

CAP Elevator LLC in the amount of \$155,000.00.

Kone Care in the amount of \$93,648.90

WHEREAS, the bid received from Kone Care in the amount of \$93,648.90 was not responsive and did not include the required bid bond; and

WHEREAS, the bid proposal amounts exceeded the amount budgeted for the project.

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 bids received for the Lambertville Public Library – Elevator Repairs are hereby rejected.

BE IT FURTHER RESOLVED that the City Architect is hereby authorized to rebid the project.

c. Resolution Number 97-2024: *A Resolution to Approve the Alcoholic Beverage Control Licenses for the 2024 – 2025 Term.*

**RESOLUTION NUMBER 97-2024**

*A Resolution to Approve the Alcoholic Beverage Control Licenses for the 2024-2025 Term*

WHEREAS, an application for renewal has been received from the following thirteen (13) establishments for the Alcoholic Beverage License on the State of New Jersey’s POSSE system for premises located in the City of Lambertville, New Jersey:

Establishment	License Number	Type
Toscanni Post 120 American Legion	1017-31-012-001	Club License
Lambertville Lodge 1070 BPO Elks	1017-31-015-001	Club License

Boat House Inc. The	1017-32-006-003	Plenary Retail Consumption License with Broad Package Privilege
Under the Moon Foods LLC	1017-33-001-006	Plenary Retail Consumption License
ETZ Food Inc. DBA Bell's Tavern	1017-33-002-006	Plenary Retail Consumption License
Bluestone Building LLC DBS Taverna 54	1017-33-003-006	Plenary Retail Consumption License
Mitchell's Café Inc.	1017-33-004-005	Plenary Retail Consumption License
TJs of Hopewell Inc.	1017-33-005-009	Plenary Retail Consumption License
LSRI Operations LLC DBA Lambertville Station and the Inn at the Lambertville Station	1017-33-007-005	Plenary Retail Consumption License
LV House LLC DBA Lambertville House	1017-33-008-009	Plenary Retail Consumption License
Swan Hotel, Inc., The	1017-33-009-002	Plenary Retail Consumption License
Irish Diplomat LLC DBA Walker's Wine & Spirits, Inc.	1017-44-010-007	Plenary Retail Distribution License
Wonderful World of Wines LLC	1017-44-011-005	Plenary Retail Distribution License

**WHEREAS**, the City Clerk is in receipt the Alcoholic Beverage Retail License Clearance Certificate Renewal for each entity for the 2024-2025 fiscal year, and

**WHEREAS**, the Police Department conducted inspections of all thirteen (13) establishments and found all facilities to be in compliance with licensing and documentation requirements set forth under the State of New Jersey Alcoholic Beverage Control Act Guidelines.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Lambertville, County of Hunterdon, State of New Jersey, that the thirteen (13) licenses as listed within this resolution are hereby approved for renewal without conditions for the 2024-2025 fiscal year and the City Clerk is hereby directed to upload a certified copy of this Resolution to the State of New Jersey, Division of Alcoholic Beverage Control, Department of Law and Public Safety's POSSE system, for processing.

**BE IT FURTHER RESOLVED** that the City Clerk be authorized to issue the 2024-2025 licenses to the proper holder prior to the effective date of July 1, 2024.

ADOPTED: June 20, 2024

d. Resolution Number 98-2024: A Resolution to Authorize the City Clerk to File the Grant Application to Hunterdon County for the Municipal Infrastructure Grant (Stormwater Related)

Resolution Number 98-2024

*A Resolution to Authorize the City Clerk to File the Grant Application to Hunterdon County for the Municipal Infrastructure Grant (Stormwater Related)*

WHEREAS, the County of Hunterdon is offering a grant opportunity to municipalities titled the Hunterdon County Municipal Infrastructure Grant Program; and

WHEREAS, the City of Lambertville’s storm sewer infrastructure dates back to the 1950’s and there are sections that have been compromised and are in need of repair and upgrades; and

WHEREAS, a Portable Inspection Camera System would give the City the ability to videotape the storm sewer drains throughout our community and would give us the ability to:

- plan for upgrades and repairs in areas that are prone to flooding;
- plan for new developments by reviewing our infrastructure and tying in the old with the new;
- make repairs as they present issues with back flooding.

WHEREAS, the City of Lambertville would like to file an application for the purchase of a portable camera system for the videotaping of the storm sewer drains throughout the City of Lambertville.

WHEREAS, the City Engineer estimates that the purchase of a Portable Inspection Camera System will cost \$140,000.00; and

WHEREAS, the City would like to investigate the purchase of a Portable Inspection Camera System that would be transported in trucks we currently own; and

WHEREAS, as part of the application, the City would be agreeable to shared service agreements with other municipalities for the use of the equipment.

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 grant application to the County of Hunterdon for the Municipal Infrastructure Grant Program for the purchase of a Portable Inspection Camera System, with the grant amount in amount of \$100,000.00, and the City will fund the balance of the purchase through a bond ordinance or capital appropriation.

ADOPTED: June 20, 2024

e. Resolution Number 99-2024: A Resolution to Request 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) (Clean Communities Grant in the amount of \$13,391.01)

**RESOLUTION 99-2024**

**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)**

**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 **\$13,319.01 for Clean Communities 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 **\$13,319.01** which item is now available as revenue from the receipt of the **Clean Communities Grant.**

**BE IT FURTHER RESOLVED** that a like sum of **\$13,319.01** is hereby appropriated under the caption of:

OPERATIONS “EXCLUDED FROM CAP”

**Clean Communities Grant            \$13,319.01**

**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.

ADOPTED:

- f. Resolution Number 100-2024: A Resolution to Authorize the Discharge of Mortgage for 108 North Franklin Street, in the amount of \$35,285.00.*

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 Small Cities Loan for 108 North Franklin Street in the amount of \$35,285.00 is paid in full.

BE IT FURTHER RESOVLED that the City Clerk is hereby authorized to sign and file the discharge of mortgage.

- g. Resolution Number 101-2024: A Resolution to Appoint Christie Ehret to Serve as the Certified Municipal Finance Officer for the City of Lambertville, with a Term of Four-Years, Beginning January 1, 2023, and ending December 31, 2026.*

WHEREAS, Christie Ehret was appointed on June 1, 2023, to serve as the Certified Municipal Finance Officer for the City of Lambertville; and

WHEREAS, N.J.S.A. 40A:9-140, requires an appointment of 4 years.

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 Christie Ehret

is appointed to serve as the Certified Municipal Finance Officer from January 1, 2023, through December 31, 2026.

- h. Resolution Number 102-2024: *A Resolution to Approve the Welcome to Lambertville’s Historic District Sign, and to Authorize the Submittal of a NJDOT Permit to Hang the Sign in Two Locations.*

WHEREAS, the Historic Preservation Commission and the Lambertville Historical Society would like to place a sign in two locations to identify the Central Business District in the City of Lambertville; and

WHEREAS, a mockup of the design was presented to the member of the Governing Body for review.

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 Historic Preservation Commission and the Lambertville Historical Society are hereby authorized to submit the application to NJDOT to install two signs in the Central Business District.

ADOPTED: June 20, 2024

- i. RESOLUTION NUMBER 103-2024: *A Resolution to Amend Resolution Number 42-2024, Appointing Danielle Peacock to Serve as an Interim Tax Collector through October 1, 2024.*

Resolution Number 103-2024

*A Resolution to Amend Resolution Number 42-2024, To Authorize the Hiring of Danielle Peacock to Serve as the Interim Tax Collector from March 4 through October 1, 2024.*

WHEREAS, there is a need for an interim Tax Collector to serve in the City of Lambertville beginning March 4, 2024, and ending June 21, 2024; and

WHEREAS, Danielle Peacock is a Certified Municipal Tax Collector serving in the Township of Hamilton; and

WHEREAS, Jessica Crea will return to the part-time position on October 1, 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 Danielle Peacock is hereby appointed as the Interim Tax Collector beginning March 4, 2024, and ending on October 1, 2024.

ADOPTED: June 20, 2024

IX. BILLS LIST

X. ORDINANCES – FIRST READING

- a. ORDINANCE NUMBER 13-2024: *An Ordinance Of The City Of Lambertville, County Of Hunterdon, State Of New Jersey, Amending And Supplementing the Lambertville City Code, 2014, Chapter 11, Fire Prevention, Article 1 Uniform Fire Safety Standards To Establish A Designated Local Enforcing Agency*

*Responsible For The Enforcement Of The New Jersey Uniform Fire Code, Amending Ordinance Number 07-2024, to Correct a Clerical Error In 11-1.6, Annual Registration of Non-Life Hazard Uses, Commercial Property*

ORDINANCE NUMBER 13-2024

*An Ordinance Of The City Of Lambertville, County Of Hunterdon, State Of New Jersey, Amending And Supplementing the Lambertville City Code, 2014, Chapter 11, Fire Prevention, Article 1 Uniform Fire Safety Standards To Establish A Designated Local Enforcing Agency Responsible For The Enforcement Of The New Jersey Uniform Fire Code, Amending Ordinance Number 07-2024, to Correct a Clerical Error In 11-1.6, Annual Registration of Non-Life Hazard Uses, Commercial Property*

11-1.6 Annual Registration of non-life hazard uses.

D. Owners of non-life hazard uses shall pay to the local enforcing agency registration fees determined by the gross floor area of the use as follows:

Commercial Property – for up to each additional 1,000 square feet above 24,000 square feet.	\$50.00
---	---------

INTRODUCTION AND FIRST READING: June 20, 2024

PUBLIC HEARING AND SECOND READING: July 18, 2024

- b. ORDINANCE NUMBER 14-2024: An Ordinance to Amend the Revised General Ordinances of the City of Lambertville, Chapter XVI, Cannabis, Section 16-12, Maximum Number of Permits.

**ORDINANCE 14-2024**

*An Ordinance to amend the Revised General Ordinances of the City of Lambertville, 1990, Chapter XVI, Cannabis, Section 16-12, Maximum Number of Permits, and Chapter Z-407, C-2 Service Commercial, Section Z-407.3, Conditional Use*

**BE IT ORDAINED** by the Mayor and City Council of the City of Lambertville, County of Hunterdon, State of New Jersey, that the revised general ordinances of the City of Lambertville, 1990, Chapter XVI, Cannabis, Section 16-12, Maximum Number of Permits, and Chapter Z-407, C-2 Service Commercial, Section Z-407.3, Conditional Use, be amended as follows (additions appear underlined, deletions appear in ~~strike through~~):

**§ 16-12 MAXIMUM NUMBER OF PERMITS.**

a. *Number.* The maximum number of permits in the City for Class 5 Cannabis Retailer licensed under CREAMMA, shall be four.

b. *Preference.* The City has a requirement for two of the four Class 5 Cannabis Retailer licenses to be issued to microbusinesses.

c. A Permittee or entity may not hold more than one cannabis retailer permit within the City.

d. Location of Permits. Class 5 Cannabis Retailer(s) shall comply with the City's Zoning Ordinance and shall be allowed in the following districts:

1. Two Class 5 Cannabis Retailer permits shall be allowed to operate in the CBD Central Business District.

~~2. One Class 5 Cannabis Retailer permit shall be allowed to operate in the C-2 Service Commercial District.~~

~~3. One~~ Two Class 5 Cannabis Retailer permits shall be allowed to operate in the C-3 General Commercial District, with one permitted to be located in the North C-3 District, and one permitted to be located in the South C-3 District.

...

### **§ Z-407.3 CONDITIONAL USE.**

The following conditional uses may be permitted when authorized by the Planning Board:

#### **A. Service Stations.**

Service stations in accordance with the following criteria:

1. No service station shall have an entrance or exit for vehicles within 200 feet along the same side of a street as any school, public playground, church, hospital, public building or institution, except where such property is in another block or on another street which the lot in question does not abut.

2. No service stations shall be permitted where any oil draining pit or visible appliance for any purpose (other than filling pumps and air pumps) is located within 20 feet of any street line or within 50 feet of any residential district, unless such appliance or pit is within a building. Gasoline pumps and air pumps within the required front yard space shall be no closer than 15 feet to the street line.

3. No junked motor vehicle or part thereof, scrap metal, or motor vehicles incapable of normal operation upon the highways shall be permitted on the premises of any service station. It shall be deemed prima facie evidence of violation of this Ordinance if more than three motor vehicles incapable of operation are located at any time upon any premises not within a closed and roofed building and if any scrap metal or other junk is stored upon and premises not within a closed and roofed building excepting, however, that a number not exceeding six motor vehicles may be located upon any service station premises outside of a closed or roofed building for a period of time not to exceed 48 hours and providing that said motor vehicles are awaiting repair by the owners thereof.

4. Any service station shall be located within the C-2 Service Commercial District.

#### ~~**B. Cannabis Retailer.**~~

~~Cannabis Retailers in accordance with the following criteria:~~

~~1. The regulations of this Section are subject to the enabling authority of the State of New Jersey, by and through the Cannabis Regulatory Commission, and are subject to~~



~~compliance with all statutes and/or regulations promulgated and adopted by the State of New Jersey or its instrumentalities. If any provision of this section is inconsistent with the statutes and/or regulations of the State of New Jersey, the State statutes and/or regulations shall prevail.~~

~~2. A cannabis retailer shall be located at least 500 feet from a school or comply with a greater distance buffer from a school as may be required by State or Federal Law.~~

~~3. A cannabis retailer shall not be located within 600 feet to any other Class 5 Cannabis Retailer.~~

~~4. A cannabis retailer may operate between the hours of 9:00 a.m. and 7:00 p.m. Monday through Saturday and between the hours of 10:00 a.m. and 5:00 p.m. on Sunday.~~

~~5. No more than six ounces of cannabis or cannabis product may be sold to a specific customer at a given time.~~

~~6. Use or consumption of cannabis or cannabis products in any manner shall not be permitted within the Cannabis Retailer's facility, whether in the building or on its grounds or parking lots. Cannabis Consumption Areas are not permitted.~~

~~7. All Cannabis Retailers shall be enclosed in heated/air conditioned permanent buildings, not trailers, outdoors, movable kiosks, etc.~~

~~8. Any Cannabis Retailer shall only have one primary public access point, which shall be directly adjacent to the right of way or parking area of the building. Access should not be through common entrances with other uses.~~

~~9. Drive-through facilities are not permitted.~~

~~10. All cannabis retailers shall be secured in accordance with State of New Jersey statutes and regulations; shall have a round the clock video surveillance system, 365 days a year; and shall have trained security personnel onsite within the facility at all times during operating hours.~~

~~11. Police must have full access to the video surveillance system.~~

~~12. Video surveillance shall be retained a minimum of seven days or pursuant to State and Federal law, whichever is greater.~~

~~13. Cannabis Retailers' interiors shall provide a secure location for storage of products with minimum products in any customer service area.~~

~~14. People shall not be permitted to congregate outside of a Cannabis Retailer, loiter or wait in line to access the Cannabis Retailer. The facility shall have a plan in place if interior capacity is exceeded, i.e., numbers are given and customers wait in their vehicles until called.~~

~~15. Signs shall be limited to location identification/name of business. Signs shall not promote consumption of any cannabis product. Signage design shall not include artistic or photographic renderings of cannabis plants or paraphernalia. Neon signs shall be prohibited.~~

**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 City Clerk is hereby directed to refer the within Ordinance to the Planning Board, as required by *N.J.S.A. 40:55D-64* and *N.J.S.A. 40:55D-26* of the Municipal Land Use Law, for review prior to the Governing Body hearing on the adoption of this Ordinance

3. Chapter XVI, Cannabis, Section 16-12, Maximum Number of Permits, and Chapter Z-407, C-2 Service Commercial, Section Z-407.3, Conditional Use, are hereby amended as set forth herein.

3. 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.

4. The City Clerk is hereby directed to publish this Ordinance as required by applicable law and make the same available for public inspection.

5. This Ordinance shall take effect after twenty (20) days of its final passage by the Governing Body, upon approval by the Mayor and publication as required by law.

INTRODUCTION AND FIRST READING: June 20, 2024

PUBLIC HEARING AND SECOND READING: July 18, 2024

c. ORDINANCE NUMBER 15-2024: *An Ordinance Renaming the Lambertville Nature Trail as the Russ Lambert Nature Trail*

**ORDINANCE NUMBER 15-2024**

*An Ordinance Renaming the Lambertville Nature Trail as the Russ Lambert Nature Trail*

**WHEREAS**, the Lambertville Nature Trail, located in the hills above Ely Field, was originally constructed by the local Boy Scouts, and winds through woodlands purchased by the City of Lambertville (the “City”) and preserved as open space; and

**WHEREAS**, on February 22, 2024, Russell E. Lambert, Sr., a long-time resident of the City, passed away surrounded by his loving family, and is survived by his wife, Benedetta Lambert, and son, Russell Lambert, Jr.; and

**WHEREAS**, Mr. Lambert was a direct descendant of two of the founding families of the City, the Lamberts and Holcombe’s, and was proud of his local heritage and enjoyed giving back to the City; and

**WHEREAS**, Mr. Lambert served the City as member of the Lambertville Parks and Recreation Commission and the Lambertville Municipal Utility Authority; and

**WHEREAS**, Mr. Lambert was an athlete who loved the outdoors, and was an avid runner who completed twelve marathons; and

**WHEREAS**, in recognition of his commitment to the City, demonstrated through his volunteerism and willingness to be a good friend and neighbor to all those he encountered, the City now desires to rename the Lambertville Nature Trail as the “Russ Lambert Nature Trail.”

**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 hereby renames the Lambertville Nature Trail as the “*Russ Lambert Nature Trail.*”

3. The Mayor is authorized to take any action necessary to effectuate the designation described herein.

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 Governing Body, upon approval by the Mayor and publication as required by law.

INTRODUCTION AND FIRST READING: June 20, 2024

PUBLIC HEARING AND SECOND READING: July 18, 2024

## XI. 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 July 18, 2024, Meeting Agenda.*

- b. 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
<b>MONDAY</b>			

Buttonwood Street (Ord. No. 2003-15)	North	8:30 am to 10:00 am	North Main to Clinton Street
--------------------------------------	-------	---------------------	------------------------------

Elm Street [Ord. No. 2003-15]	North	8:30 a.m. to 10:00 a.m.	North Main to the Canal
-------------------------------	-------	-------------------------	-------------------------

Perry Street [Ord. No. 2003-15]	North	8:30 a.m. to 10:00 a.m.	North Main to Clinton Street
---------------------------------	-------	-------------------------	------------------------------

Name of Street	Side	Hours	Location
<b>TUESDAY</b>			

Buttonwood Street (Ord. No. 2003-15)	South	8:30 am to 10:00 am	North Main to Clinton Street
--------------------------------------	-------	---------------------	------------------------------

Elm Street [Ord. No. 2003-15]	South	8:30 a.m. to 10:00 a.m.	North Main to the Canal
-------------------------------	-------	-------------------------	-------------------------

Perry Street [Ord. No. 2003-15]	South	8:30 a.m. to 10:00 a.m.	North Main to Clinton Street
---------------------------------	-------	-------------------------	------------------------------

Name of Street	Side	Hours	Location
<b>WEDNESDAY</b>			

NJ Route 29 [Ord. No. 04-2022]	Southbound (westerly)	8:30 a.m. to 10:00 a.m.	Elm to Perry Street
--------------------------------	-----------------------	-------------------------	---------------------

North Main Street (179) [Ord. No. 14-2022]	Southbound (west side)	8:30 a.m. to 10:00 a.m.	Elm to Perry Street
--	------------------------	-------------------------	---------------------

INTRODUCED FOR FIRST READING: May 16, 2024

PUBLIC HEARING AND SECOND READING: June 20, 2024

- c. 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.

- d. ORDINANCE NUMBER 12-2024: *An Ordinance Authorizing the Extension of the Lease Agreement Between the City of Lambertville and Fisherman’s Mark for the use of a Portion of the Property Owned by the City and Located at 260 North Main Street (Block 1002, Lot 41).*

City of Lambertville

**ORDINANCE NUMBER 12-2024**

*An Ordinance Authorizing the Extension of the Lease Agreement Between the City of Lambertville and Fisherman’s Mark for use of a Portion of the Property Owned by the City and Located at 260 N. Main Street (Block 1002, Lot 41).*

**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 1002, Lot 41, commonly known as 260 N. Main Street (the “**Property**”); and

**WHEREAS**, Fisherman’s Mark (“**Fisherman’s Mark**”) requested to lease a portion of the Property for use as a food pantry (the “**Leased Premises**”); and

**WHEREAS**, Fisherman’s Mark is a New Jersey nonprofit corporation organization based in the City, and in accordance with its mission statement, provides programs to vulnerable populations that promote stability, health and education, while also providing responsive services such as food and affordable childcare services; and

**WHEREAS**, Fisherman’s Mark provides a store-like environment to give City residents food to prepare meals that are affordable and healthy choices; and

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

**WHEREAS**, the continued use of the Leased Premises at the Property will allow Fisherman’s Mark to continue to provide essential services for City residents in need; and

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

**WHEREAS**, on December 16, 2021, pursuant to Ordinance 26-2021, the City approved a lease agreement with Fisherman’s Mark for use of the Leased Premises, for a term of one (1) year, effective January 1, 2022 (the “**Lease Agreement**”), which, in part,

requires Fisherman’s Mark, as tenant, to pay to the City, as landlord, the amount of \$1,000.00 per month for the use of the Leased Premises; and

**WHEREAS**, on October 20, 2022, pursuant to Ordinance 26-2022, the City approved an extension of the Lease Agreement for six (6) months, with all other provisions of the Lease Agreement remaining unchanged; and

**WHEREAS**, on April 20, 2023, pursuant to Ordinance 06-2023, the City approved an extension of the Lease Agreement for an additional six (6) months, with all other provisions of the Lease Agreement remaining unchanged; and

**WHEREAS**, on December 21, 2023, pursuant to Ordinance 36-2023, the City approved an extension of the Lease Agreement for an additional six (6) months, with all other provisions of the Lease Agreement remaining unchanged; and

**WHEREAS**, the City and Fisherman’s Mark desire to further extend the term of the Lease Agreement for six (6) additional months, with all other provisions of said Lease Agreement remaining unchanged.

**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 extension of the Lease Agreement with Fisherman’s Mark for use of the Leased Premises, for a period of six (6) months, with all other terms of the Lease Agreement, a copy of which is on file with the City Clerk, and the terms of which are incorporated herein, remaining unchanged.

3. The Mayor is authorized to execute any documents necessary to effectuate the extension of the Lease Agreement described herein.

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: June 6, 2024  
PUBLIC HEARING AND SECOND READING: June 20, 2024

**XII. CORRESPONDENCE**

- a. PSE&G: Application for an extension of Letter of Interpretation-Line Verification, File No. 0000-18-0034.1
- b. MARGARET CARMELI, ESQ., letter regarding the Lambertville High School Redevelopment Area, 2024 Amended Redevelopment Plan

XIII. BOARD APPOINTMENTS

XIV. MAYOR’S UPDATES/ONGOING PROJECTS/DISCUSSION

XV. ANNOUNCEMENTS

a. Convenience Center Hours:

i. Saturday, June 1, 2024, and 15, 2024, from 9 am to 12 noon.

ii. Wednesday, June 19, 2024, from 3 – 5 pm

XVI. PUBLIC PARTICIPATION

XVII. ADJOURNMENT