



**City of Lambertville
Meeting Agenda
December 19, 2024, 6:00 p.m.
Phillip L. Pittore Justice Center
25 South Union Street**

- I. STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT
- II. 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, December 16, 2024.
- III. The meeting agenda offers planned action items known at the time of publication and is subject to change.
- IV. ROLL CALL
- V. Councilwoman Kominsky, Councilman Lide, Councilman Stegman, Council President Lambert, and Mayor Nowick
- VI. CLOSED SESSION: to discuss attorney/client matters related to potential contracts, and litigation, pursuant to N.J.S.A. 10:4-12(b)(7).
 - a. PLEASE NOTE: *The Governing Body will go into closed session at 6:00 pm and will reconvene in open session at 7:00 pm.*

RESOLUTION

“Authorizing a Closed Session at the December 19, 2024 Lambertville City Council Meeting to Discuss Potential Contracts, and Litigation Pursuant to N.J.S.A. 10:4-12(b)(7)”

WHEREAS, the Council of the City of Lambertville is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.; and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that a closed session, not open to the public, may be held for certain specified purposes when authorized by N.J.S.A 10:4-12(b).

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Lambertville that a closed session shall be held on December 19, 2024, in person, to discuss the following matters: *Potential Contracts, and Possible Litigation, Pursuant to N.J.S.A. 10:4-12(b)(7)*.

BE IT FURTHER RESOLVED that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Lambertville Mayor and City Council.

ADOPTED: December 19, 2024

Mayor Nowick and City Council convened in closed session at _____ p.m. with a motion made by ____ and seconded by _____. An affirmative voice/roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

Mayor Nowick and City Council re-convened in regular session at _____ p.m. with a motion made by ____ and seconded by _____. An affirmative voice/roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

VII. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

VIII. APPROVAL OF MINUTES

- a. October 24, 2024, Voting Session Minutes
- b. October 24, 2024, Closed Session Minutes
- c. November 7, 2024, Work Session Minutes
- d. November 21, 2024, Voting Session Minutes
- e. November 21, 2024, Closed Session Minutes
- f. December 5, 2024, Work Session Minutes

IX. APPROVAL OF ADMINISTRATIVE REPORTS

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

X. PUBLIC PARTICIPATION

XI. RESOLUTIONS

XII. CONSENT AGENDA: The following resolutions on the 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 174-2024: *A Resolution to Authorize the Redemption of a Tax Lien for Block 1046, Lot 5, 26 South Main Street, in the Amount of \$467.84*

A Resolution Authorizing the Redemption of a Tax Lien for Block 1046, Lot 5 In the Amount of \$467.84, Plus a Premium in the Amount of \$900.00

WHEREAS, Tax Lien Certificate 24-00008 issued on Block 1046 Lot 5 was sold to Christiana T C/F CE1/FIRSTRUST, First Trust Bank, PO Box 5021, Philadelphia, PA 19111 on 10/22/24 and

WHEREAS, payment has been received by the Tax Collector for redemption of the tax lien from Fisherman’s Mark/Prall Trust.

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/FIRSTRUST, First Trust Bank, PO Box 5021, Philadelphia, PA 19111 for tax lien certificate 24-00008 in the amount of \$467.84

In addition, the city is holding a premium in the amount of \$900.00 and upon redemption this is due back to the lienholder.

2 checks for the lienholder –

Check 1= \$467.84

Check 2= for premium= \$900.00

- b. RESOLUTION NUMBER 175-2024: A Resolution to Authorize the Redemption of Lien Certificate Number 23-00012 for Block 1048, Lot 65, 12 Weeden Street, In the Amount of \$16,953.43, Plus a Premium in the Amount of \$13,300.00

Resolution Authorizing the Redemption of a Tax Lien for Block 1048, Lot 65 In the Amount of \$16,953.43, Plus a Premium in the Amount of \$13,300.00

WHEREAS, Tax Lien Certificate 23-00012 issued on Block 1048 Lot 65 was sold to Bala Partners LLC, PO Box 303, Pottersville, NJ 07979 on 10/24/23 and

WHEREAS, payment has been received by the Tax Collector for redemption of the tax lien from Delaware River Closing.

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 Bala Partners LLC, PO Box 303, Pottersville, NJ 07979 for tax lien certificate 23-00012 in the amount of \$16,953.43

In addition, the city is holding a premium in the amount of \$13,300.00 and upon redemption this is due back to the lienholder.

2 checks for the lienholder –

Check 1= \$16,953.43

Check 2= for premium= \$13,300.00

- c. RESOLUTION NUMBER 176-2024: A Resolution to Purchase a Sewer Camera Inspection System from the Sourcewell Cooperative, from Rausch USA, in the Amount of \$123,589.40, Partially Funded Through a Grant from the Hunterdon County Municipal Infrastructure Program in the Amount of \$40,000.00

WHEREAS, the City of Lambertville applied for and received a grant from the Hunterdon County Municipal Infrastructure Program in the amount of \$40,000.00 for the purchase of a Sewer Camera Inspection System as part of the City's Stormwater Maintenance; and

WHEREAS, the City adopted Bond Ordinance Number 18-2024 appropriating \$140,000.00 for Stormwater Management Measures; and

WHEREAS, the City of Lambertville is a member of the Sourcewell, a local Cooperative that solicits for proposals from vendors for municipal use, and

WHEREAS, the following vendors provided a quote and a demonstration of their product to the Public Works Department: Jet Vac (quote \$139,525.94), and Rausch USA (quote \$123,589.40), and

WHEREAS, the CMFO and QPA have certified funds are available in Bond Ordinance Number 18-2024 in the amount of \$140,000.00 plus the grant from the Hunterdon County Municipal Infrastructure Grant in the amount of \$40,000.00.

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 Mayor and City Clerk are hereby authorized to sign the contract with Rausch USA in the amount of \$123,589.40

d. RESOLUTION NUMBER 177-2024: A Resolution to Authorize the Emergency for the Lilly Street Apartment and the Lambertville Library

WHEREAS, on November 28, 2024, the water heater located in the Lilly Street Apartment that services both the apartment and the Lambertville Free Public Library quit working; and

WHEREAS, Mayor Nowick declared an Emergency, and contacted a local plumber to investigate and resolve the issue; and

WHEREAS, this was an emergency situation, and Glenn Case, a local plumber responded immediately and installed a new water heater.

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 emergency work required for the installation of a new water heater at the Lambertville Free Public Library, in the amount of \$2,158.65, is hereby authorized.

BE IT FURTHER RESOLVED that the invoice be paid through the Bond Ordinance, Number 04-2024.

e. RESOLUTION NUMBER 178-2024: A Resolution to Amend Resolution Number 170-2024, Appointing Representatives to Serve on the Affordable Housing Advisory Committee for 2025

WHEREAS, the Governing Body adopted Resolution Number 170-2024, Establishing the Affordable Housing Advisory Committee for 2025; and

WHEREAS, the Governing Body wishes to expand the membership on the committee to include the name of the representative from Fisherman's Mark, and to add an additional community representative.

NOW THEREFORE BE IT RESOLVED that the Governing Body of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, hereby appoints the following people to serve on the City of Lambertville's Affordable Housing Advisory Committee for 2025:

Fisherman's Mark Representative, David Minno

Community Representative, Sean Goodwin

f. RESOLUTION NUMBER 179-2024: A Resolution to Authorize the Transfers in the 2024 Budget.

RESOLUTION NUMBER 179-2024

RESOLUTION AUTHORIZING TRANSFER OF BUDGET APPROPRIATIONS
PURSUANT TO N.J.S.A 401:4-58

WHEREAS, in accordance with N.J.S.A 40A:4-58, transfers may be made between appropriation accounts in the General Budget in the last two months of the fiscal year; and

WHEREAS, such transfers are made to cover expenses in accounts in excess of that anticipated and from accounts having expenses in less amounts than anticipated; now

THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville, County of Hunterdon, New Jersey, in accordance with N.J.S.A 40A:4-58 that transfers between budget appropriation accounts on the attached report are authorized and that a certified copy of this resolution adopted by not less than a two-thirds (2/3) vote of the full membership of the governing body shall be transmitted to the Chief Financial Officer.

<u>ACCOUNT NO.</u>	<u>ACCOUNT TITLE</u>	<u>FROM</u>	<u>TO</u>
4-01-20-100-200	General Administration	\$6,300.00	
4-01-20-100-100	Clerk SW		\$200.00
4-01-20-130-100	Finance SW		200.00
4-01-20-130-200	Finance OE		500.00
4-01-20-145-299	Tax Liquidation TTL		2,500.00
4-01-20-155-200	Legal OE		4,000.00
4-01-21-190-100	Construction SW		500.00
4-01-21-190-200	Construction OE	3,000.00	
4-01-22-195-299	Inspections & Code Enforcement		1,800.00
4-01-23-215-290	Workers Compensation OE	6,000.00	
4-01-23-220-200	Group Insurance		2,500.00
4-01-26-290-101	DPW S&W		1,000.00
4-01-26-305-200	Solid Waste OE		2,000.00
4-01-30-420-299	Celebration of Public Events		100.00
	Total	\$15,300.00	\$15,300.00

ADOPTED: December 19, 2024

- g. RESOLUTION NUMBER 180-2024: *A Resolution to Authorize the Contract with Harris Blacktopping, Inc., for the Completion of Debris Removal at Ely Creek in an Amount Not to Exceed \$43,025.00.*

WHEREAS, the City of Lambertville applied for a permit from the State of New Jersey, Department of Transportation for the debris removal at Ely Creek; and

WHEREAS, the City Engineer has solicited for three quotes; and

WHEREAS, the quotes are as follows:

Earle Asphalt, in the amount of \$43,100.00

Harris Blacktopping Inc., in the amount of \$43,025.00

Top Line Construction Corporation, not available;

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 Mayor, City Clerk and City Attorney are hereby authorized to execute and sign the contract with Harris Blacktopping, Inc. for the debris removal at Ely Creek in an amount not to exceed \$43,025.00.

- h. RESOLUTION NUMBER 181-2024: *A Resolution Authorizing the Redemption of a Tax Lien for Block 1002, Lot 75, in the Amount of \$2,390.79 Plus a premium in the Amount of \$700.00*

A Resolution Authorizing the Redemption of a Tax Lien for Block 1002, Lot 75 In the Amount of

\$2390.79

WHEREAS, Tax Lien Certificate 24-00002 issued on Block 1002 Lot 75 was sold to Bala Partners LLC, PO Box 303, Portersville, NJ 07979 on 10/22/24 and

WHEREAS, payment has been received by the Tax Collector for redemption of the tax lien from 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 Bala Partners LLC, PO Box 303, Portersville, NJ 07979 for tax lien certificate 24-00002 in the amount of \$2390.79

In addition, the city is holding a premium in the amount of \$700.00

and upon redemption this is due back to the lienholder.

2 checks for the lienholder –

Check 1= \$2390.79

Check 2= for premium= \$700.00

End of Consent Agenda

- i. RESOLUTION NUMBER 182-2024: *A Resolution to Authorize the Amendments to the Contract Not to Exceed Amounts for Professional Service Contracts for the 2024 Calendar Year*

WHEREAS, the Governing Body of the City of Lambertville authorized the professional service contracts at the annual reorganization session held on January 1, 2024, in Resolution Number 26-2024; and

WHEREAS, the contract with Clarke Caton Hintz for Affordable Housing has reached the not to exceed amount and needs to be revised.

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 amounts in the professional service contract are hereby amended as follows:

Clarke Caton Hintz for Affordable Housing, increasing the not to exceed amount from \$15,000.00 to \$30,000.00

End of Consent Agenda

- XIII. BILLS LIST(S)
- XIV. ORDINANCES – FIRST READING - none
- XV. ORDINANCES – SECOND READING - none
- XVI. MAYOR’S UPDATES/ONGOING PROJECTS/DISCUSSION
 - a. CHURCH STREET: NJDOT approved an extension to May of 2025.

XVII. ANNOUNCEMENTS

a. 2025 REORGANIZATION MEETING SCHEDULE

CITY COUNCIL, Thursday, January 2, 2025, at 7:00 p.m.

PLANNING BOARD, Wednesday, January 8, 2025, at 7:00 p.m.

LIBRARY BOARD, Tuesday, January 14th, 2025, at 7:00 p.m. at the Lambertville Free Public Library at 6 Lilly Street

HUMAN RIGHTS COUNCIL, Monday, January 13, 2025, at 6:30 p.m.

HISTORIC PRESERVATION COMMISSION, Tuesday, January 7, 2025, at 7:30 p.m.

PARKS & RECREATION COMMISSION, Wednesday, January 15, 2025, at 7:00 p.m.

SHADE TREE COMMISSION, Monday, January 20, 2025, at 7:30 p.m.

ENVIRONMENTAL COMMISSION, Wednesday, January 29, 2025, at 7:00 p.m.

ZONING BOARD OF ADJUSTMENT, Thursday, January 30, 2025, at 7:30 p.m.

BROADBAND, CABLE AND TELEPHONE SERVICES ADVISORY COMMITTEE,
Monday, January 27, 2025, at 7:00 p.m.

LAMBERTVILLE MUNICIPAL UTILITIES AUTHORITY, Tuesday, February 4, 2025, 6 p.m. at the LMUA located on Station Court in the City

OFFICE OF EMERGENCY MANAGEMENT, Thursday, February 12, 2025, at 2:30 p.m.

All meetings at held at the Phillip L. Pittore Justice Center located at 25 South Union Street in the City unless otherwise noted.

b. ANNUAL MENORAH LIGHTING: Wednesday, January 1, 2025, at 6:30 pm led by Rabbi Kornfeld of the Hunterdon County Chabad, at the corner of South Union and Bridge Street

c. CONVENIENCE CENTER HOURS:

i. Saturdays January 4th and 18th 2025, from 9 am to 12 noon

ii. Wednesday January 15th, 2025, from 3 pm to 5 pm

XVIII. PUBLIC PARTICIPATION

XIX. ADJOURNMENT