



I. STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT

This meeting is being held in compliance with the Open Public Meetings Act with meeting notice provided to the Hunterdon County Democrat, the Trenton Times, members on the listserv, department heads and the city engineer.

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

The meeting will be streamed live and recorded using the Zoom Meeting Platform.

II. ROLL CALL

Present: Councilwoman Kominsky, Council President Lambert, Councilman Lide, Councilman Stegman, Mayor Nowick

Also Present: William Opel – City Attorney, Cynthia L. Ege – City Clerk, Lindsay Hansche – Deputy Clerk

III. CLOSED SESSION: *The Governing Body will go into closed session at 6:00 p.m. to discuss attorney/client matters related to potential contracts and litigation, pursuant to N.J.S.A. 10:4-12(b)(7), and will reconvene in open session at 7:00 p.m.*

RESOLUTION

“Authorizing a Closed Session at the October 23, 2025, Lambertville City Council Meeting to Discuss Attorney/Client Matters Related to 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 October 23, 2025, in person at the Phillip L. Pittore Justice Center, located at 25 South Union Street, to discuss attorney/client matters related to Potential Contracts and Possible Litigation.

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.

IV. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

V. SWEARING OF POLICE OFFICER

xiv. Nicole Berry

VI. APPROVAL OF MINUTES

i. September 18, 2025, Meeting Minutes

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ii. September 18, 2025, Closed Session Minutes

VII. ADMINISTRATIVE REPORTS

City Clerk's Report, Construction Report, Municipal Court, Police Department, Public Works Department, Tax Collector, Stormwater Management Coordinator, and Lambertville-New Hope Ambulance and Rescue Squad Report.

VIII. PUBLIC PARTICIPATION/CONSTITUENT CONCERNS

IX. PROCLAMATIONS

xiv. Bear Apothecary Shoppe

WHEREAS, for over 60 years, Morton "Mort" Barnett has faithfully served the residents of Lambertville, New Jersey, as the owner and operator of *The Bear Apothecary Shoppe*, located at 9 North Union Street; and

WHEREAS, Mort's tireless dedication to his profession, and to the health and well-being of his fellow residents, has made him a trusted voice and an irreplaceable figure in our community; and

WHEREAS, *The Bear Apothecary Shoppe* has long stood as a cherished local institution, offering not only expert pharmaceutical services and over-the-counter remedies, but also toiletries, fine perfumes, greeting cards, gifts, vitamins, and essential household goods; and

WHEREAS, Mort's belief in personalized service, his deep knowledge, his attentive ear, and his kind heart transformed a neighborhood pharmacy into a gathering place, a source of comfort, and a beacon of trust for generations; and

WHEREAS, through changing times and trends toward large pharmacy chains, Mort remained steadfast in his mission to serve with compassion, integrity, and a profound commitment to every customer who came through his door;

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the City of Lambertville, in the County of Hunterdon, State of New Jersey, and the residents and friends of Lambertville, do hereby extend our deepest gratitude and admiration to **Morton Barnett** and **Janet Barnett**, his wife, for their many years of exceptional service, and

BE IT FURTHER RESOLVED that **Friday, November 14, 2025**, is hereby proclaimed Morton Barnett Day, For his care, his counsel, his compassion — and for making *The Bear Apothecary Shoppe* a place where people felt seen, heard, and helped.

X. RESOLUTIONS

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

- i. RESOLUTION NUMBER 159-2025: *A Resolution to Authorize the Refunds for the Month of September*

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NOW THEREFORE BE IT RESOLVED by the governing body of the city of Lambertville, County of Hunterdon, State of New Jersey, that the following refunds are hereby authorized:

Ryah Dekis, 26 S. Main Street, Unit 2, Garbage Refund in the amount of \$45.00

Vivien Bevich, 31 Ferry Street, Construction Permit Overpayment, in the amount of \$10.00

ii. **RESOLUTION NUMBER 160-2025: A Resolution to Award or Reject the Bids Received for the Storm Drain Inlet Grate Project**

WHEREAS, the city of Lambertville advertised for proposals in the September 25, 2025, edition of the Trenton Times for the Storm Drain Inlet Grate Replacement Project; and

WHEREAS, the bid opening was held on Thursday, October 9, 2025; and

WHEREAS, the city received 8 bids and they include:

Business Name and Address	Bid Amount
Messercola Excavating Plainfield, NJ	\$126,495.40
TC Landscaping Bayville, NJ	\$131,919.40
Samson Concrete & Masonry LLC Phillipsburg, NJ	\$132,295.00
KDP Developers Phillipsburg, NJ	\$147,245.40
Earle Farmingdale, NJ	\$172,713.13
Portofino Builders LLC Springfield, NJ	\$187,695.40
T. Fiotakis Construction, LLC Edison, NJ	\$193,720.40
PM Construction Hillside, NJ	\$211,470.40

WHEREAS, the CMFO/QPA has reviewed the bids received and has determined that they are responsive and responsible and that funds are available in Bond Ordinance Number 14-2025; and

WHEREAS, the City Attorney has reviewed the bids received and have determined the bids are responsive and responsible.

WHEREAS, the City Engineer has reviewed the bids for the Stormwater Inlet Project, and has determined they comply with applicable design standards.

NOW THEREFORE BE IT RESOLVED by the governing body of the city of Lambertville, in the County of Hunterdon, State of New Jersey that the bid received for the Storm Drain Inlet Grate Replacement Project is awarded to Messercola Excavating in an amount not to exceed \$126,495.00.

BE IT FURTHER RESOVLED that the Mayor, City Clerk, and City Attorney are hereby authorized to sign the contract with Messercola Excavating.

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iii. RESOLUTION NUMBER 161-2025: A Resolution to Waive the Moratorium and to Authorize the Street Opening Permit for 23 Belvidere Avenue and for 113 Swan Street, to Install Utilities

WHEREAS, the City of Lambertville has received two requests for street openings on roads that have a five-year moratorium and they include:

52 Belvidere Avenue, block 1093, lot 7 for a new gas line; and the cross street is Allen Street and it was last repaved in 2022 through a grant from the State of New Jersey; and

113 Swan Street, block 1069, lot 1, for utilities, and Swan Street was repaved in 2024, and the property owner has submitted a letter requesting the waiver for special circumstances,

WHEREAS, the public works director advised the clerk's office of the moratorium; and

WHEREAS, the city clerk denied the applications in accordance with the Lambertville City Code, 2014, Chapter 14 Streets and Sidewalks, Section 14-13. Letter c, imposing a five-year moratorium on all road work completed within the city limits; and

WHEREAS, the governing body has the authority to waive the moratorium.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Lambertville, County of Hunterdon, State of New Jersey that the moratorium on Allen and Swan Streets are hereby waived for the installation of utilities with the following conditions:

- a. Applicants are required to obtain all agency approvals, where applicable;
- b. Applicants understand that the approval is contingent upon acceptance of all terms and conditions, including, but not limited to:
 - i. install new curbing along the area of disturbance;
 - ii. pave the roadway curb to curb:
 1. at the intersection of Allen Street and Belvidere Avenue, as shown on the plans prepared by Andrew S. Holt of Suburban Consulting Engineers, Inc.;
 2. in the proposed area of disturbance at Swan Street, as show on the plans prepared by Gilmore & Associates, Inc.;
 - iii. Backfill the excavated area in a manner consistent with the City Engineer's requirements;
 - iv. post escrow funds to cover the City Engineer's inspection fees;
 - v. post a performance bond in the amount no less than 10% of the costs as certified by the City Engineer based on documentation submitted by the contractors/utilities with 20% of the bond in cash.
 - vi. post a 2-year maintenance bond beginning with the date the roadwork is accepted by the City Engineer, in the amount calculated by the City Engineer.

iv. RESOLUTION NUMBER 162-2025: 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)

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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 has 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 \$22,000.00 from the Hunterdon County Local Law 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 2025 CY Budget in the amount of \$22,000.00 which item is now available as revenue from the receipt of the Local Law Enforcement – Speed/Messaging Board

BE IT FURTHER RESOLVED that a like sum of \$22,000.00 is hereby appropriated under the caption of:

OPERATIONS “EXCLUDED FROM CAP”

Local Law Enforcement – Speed/Messaging Board

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 163-2025: A Resolution to Amend the Contract with Gilmore & Associates to Include the Design, Engineering, Inspection and Testing Fees for the South Union and Swan Street Project in an Amount Not to Exceed \$67,803.68

WHEREAS, the City of Lambertville received a grant from the State of New Jersey Department of Transportation for the reconstruction of South Union and Swan Streets; and

WHEREAS, the City Engineer has submitted a proposal for engineering, inspection and testing fees in an amount not to exceed \$67,803.68; and

WHEREAS, the city has funds available in Bond Ordinance Numbers 18-2023 and 12-2022 and the CMFO and QPA has certified that funds are available in the Ordinance for the design, inspection and testing fees.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Lambertville, County of Hunterdon, State of New Jersey, that the contract with Gilmore & Associates is hereby amended to include the engineering, inspection and testing fees for the South Union and Swan Street grant in an amount not to exceed \$67,803.68.

BE IT FURTHER RESOLVED that the project is funded through Bond Ordinance Number 12-2022 in the amount of \$6,300.31 and Bond Ordinance Number 18-2023 in the amount of \$61,503.37.

- vi. RESOLUTION NUMBER 164-2025: A Resolution of Support of the Acquisition of 109 York Street through the State of New Jersey Blue Acres Program.

WHEREAS, pursuant to N.J.S.A. 13:8C-49, the Blue Acres Program, administered by State of New Jersey, Department of Environmental Protections, has dedicated funding to acquire properties destroyed by Hurricane Ida within the City of Lambertville, and

WHEREAS, 109 York Street was highly impacted by Hurricane Ida, and is being considered for acquisition through the State of New Jersey’s Blue Acres program.

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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 acquisition of 109 York Street in the City of Lambertville is hereby supported.

vii. RESOLUTION NUMBER 165-2025: A Resolution to Reject the Bids Received for the Audio-Visual Improvements at the Phillip L. Pittore Justice Center

WHEREAS, the city advertised for the receipt of sealed bids for Audio-Visual Improvements at the Phillip L. Pittore Justice Center in the legal section of the September 10, 2025, issue of the Trenton Times; and

WHEREAS, the city had a mandatory walkthrough on Thursday, September 25, 2025, whereby two vendors participated; and

WHEREAS, the City received and read aloud the bids on Thursday, October 9, 2025, where it received the following bids:

Coskey electronic Systems, LLC in the amount of \$48,528.00
Visual: \$20,556.45
Audio: \$27,971.55

Howard Technology Solutions, received at 10:05 am and therefore not opened.

WHEREAS, the City Attorney advised that the bid received from Coskey Electronic Systems, LLC, did not include the required bid bond which is a fatal flaw.

NOW THEREFORE BE IT RESOLVED by the governing body of the city of Lambertville, County of Hunterdon, State of New Jersey, that the bids received for the Audio-Visual Improvement at the Phillip L. Pittore Justice Center is hereby rejected due to a fatal flaw with the bid, and the City Clerk is hereby authorized to rebid the project.

viii. RESOLUTION NUMBER 166-2025: A Resolution to Close Out the Music Mountain Infrastructure Grant, Firehouse Stormwater Mitigation

WHEREAS, the City of Lambertville awarded the contract to Princeton Hydro for the engineering of the Music Mountain Infrastructure Grant, Firehouse Stormwater Mitigation, on April 18, 2024; and

WHEREAS, the project, designed by the Special Engineer for Stormwater, Princeton Hydro, was found to be in compliance with all applicable standards, and recommended the award of the bid to KDP Developers of Phillipsburg, NJ on April 17, 2025; and

WHEREAS, the project was substantially complete on August 1, 2025, with a change order that was approved by the governing body on August 21, 2025, to increase the contract amount for rock excavation, earthwork, fill material, borrow top soil, and add two type B curb piece and grate replacements on Phillips Barber Road and Alexander Avenue, decreasing the contingency by \$35,000.00, and

WHEREAS, on September 16, 2025, Princeton Hydro, the engineer for the project, issued a letter to the city, stating that based on their review, the quantities reflected in each application are consistent with the work performed through the respective billing periods; and

WHEREAS, on October 6, 2025, Princeton Hydro issued a letter to the city stating that the project was inspected during construction and found to be consistent with the design plans, noting the changes, and that they comply with the design intent and applicable standards.

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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 hereby accepts the close out letter from the project engineer, to close out Music Mountain Infrastructure Grant for the Firehouse Stormwater Mitigation project.

- ix. RESOLUTION NUMBER 167-2025: *A Resolution Of The City Of Lambertville Authorizing The Sale Of City-Owned Property Designated As Block 1003, Lot 11, More Commonly Known As 310 North Union Street To Marcus Rayner and Bonny Fraser in the Amount of \$20,000.00*

WHEREAS, the City of Lambertville (the “City”), a municipal corporation of the State of New Jersey, owns real property shown on the City Tax Maps as Block 1003, Lot 11, more commonly known as 310 North Union Street (the “Property”), as the result of a real property sale conducted by the Hunterdon County Sheriff on June 25, 2025; and

WHEREAS, the City identified the Property as not necessary for public use, and determined that the sale of such Property will return it to the City’s tax rolls, thereby creating revenue for the City; and

WHEREAS, the City determined that it is in the best interests of the City to offer the Property for sale pursuant to *N.J.S.A. 40A:12-1 et seq.*, the New Jersey Local Lands and Buildings Law (“LLBL”); and

WHEREAS, *N.J.S.A. 40A:12-13* within the LLBL authorizes, among other things, the City to sell municipally owned real property not needed for public use, upon specified terms and conditions; and

WHEREAS, specifically, *N.J.S.A. 40A:12-13(b)(5)* provides for the private sale of property to the owner of property contiguous to the property to be sold, provided that the property to be sold is less than the minimum size required for development and is without capital improvement thereon; and

WHEREAS, the Property is unimproved and less than the minimum size for development pursuant to the City zoning ordinance, and the City will take additional steps to deed-restrict the Property to further prohibit such development; and

WHEREAS, there are two properties contiguous to the Property, and therefore, pursuant to the LLBL, both property owners were afforded the opportunity to submit bids for the purchase of the Property, with the minimum bid to be set at \$20,000.00; and

WHEREAS, on October 22, 2025, the City received a bid in the amount of \$20,000.00 from Marcus Rayner and Bonny Fraser, an owner of the property contiguous to the Property; and

WHEREAS, the City desires to convey fee simple title or a lesser interest in the Property to Marcus Rayner and Bonny Fraser (the “Purchaser”) for the sum of Twenty Thousand Dollars (\$20,000.00); and

WHEREAS, pursuant to *N.J.S.A. 40A:12:13.1*, the City is authorized to convey the Property to Marcus Rayner and Bonny Fraser, the high bidder for the Property; and

WHEREAS, the Governing Body has determined to authorize the conveyance of the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF CITY OF LAMBERTVILLE, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Mayor is hereby authorized and directed to take, or cause to be taken, any and all actions necessary to convey fee simple title or a lesser interest to the Property to the Purchaser, for the sum of Twenty Thousand Dollars (\$20,000.00).

Section 3. The above-described sale of the Property is subject to the following:

- a. The Purchaser shall pay all costs incurred in the preparation of all closing documents for the Property and all costs incurred in the recording of the deed with respect to said parcel.

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- b. The deed for the Property shall include a restriction that Purchaser shall be prohibited from developing the Property, as the Property is less than the minimum size required for development pursuant to the City zoning ordinance.
- c. The Property is being sold “as is” and the City makes no representation with regard to the condition or value thereof.
- d. Expressly reserved and excepted from the sale provided for herein are all of the rights and privileges now possessed by public utilities and cable television companies to maintain and repair their existing facilities adjacent to, over and under the Property.

Section 4. If any part(s) of this resolution shall be deemed invalid, such part(s) shall be severed and the invalidity thereof shall not affect the remaining parts of this resolution.

Section 5. This resolution shall take effect immediately.

- x. RESOLUTION NUMBER 168-2025: A Resolution to Amend Resolution Number 26-2025, Professional Services, Increasing the Not-to-Exceed Amounts for the Administrative Agent for Affordable Housing, and for the Financial Advisors

WHEREAS, the governing body of the City of Lambertville awarded the professional service contracts through Resolution Numbers 26-2025 and 28-2025 at the annual reorganization meeting held on January 2, 2025, and

WHEREAS, there is a need to increase the not to exceed amounts in the contract with the Administrative Agent for Affordable Housing and the Financial Advisors.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Lambertville, County of Hunterdon, State of New Jersey, that the following Resolutions of award not to exceed amounts for 2025 are approved:

Resolution Number 26-2025 to awarded a contract to Triad to serve as the Administrative Agent for Affordable Housing increasing the amount not to exceed from \$3,500.00 to \$4,750.00; and

Resolution Number 28-2025 to award a contract to Phoenix Advisors to serve as Municipal Advisor increasing the amount not to exceed from \$18,000.00 to \$21,000.00 with \$3,000.00 charged to Khov escrow account.

- xi. RESOLUTION NUMBER 169-2025: A Resolution to Authorize Change Order 1, and to Close out the 109 & 115 York Street Retaining Wall Project

WHEREAS, the governing body of the City of Lambertville, County of Hunterdon, State of New Jersey, awarded a contract to SDW Construction, Inc. on August 21, 2025, through Resolution Number 142-2025 for the York Street Retaining Wall Project in the amount of \$58,438.60; and

WHEREAS, on October 10, 2025, the City Engineer advised of a change order to reduce the contract amount to \$53,951.00 and informed us that the project was inspected during construction and found to be consistent with the design plans, noting the changes, and that they comply with the design intent and applicable standards.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Lambertville, County of Hunterdon, State of New Jersey, that the city accepts the close out email from the city engineer and approves change order 1, decreasing the project by \$4,487.60, with a final not to exceed amount of \$53,951.00.

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xiv. RESOLUTION NUMBER 170-2025: A Resolution to Cancel Outstanding Checks

WHEREAS, there exist outstanding checks which have been outstanding for over one year.

NOW THEREFORE BE IT RESOLVED by the Mayor and Governing Body of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, that the following checks be cancelled and escheated to the State of New Jersey as unclaimed property.

<u>Fund</u>	<u>Payee</u>	<u>Date</u>	<u>Check #</u>	<u>Amount</u>
Current				
	Delaware River Towns	03/20/24	103976	\$ 50.00
	Anthony Castro	06/20/24	104259	50.00
	Sarah Burke	08/15/24	104455	60.00
	Salvatori’s Plumbing & Heating	09/19/24	104631	167.32
			TOTAL	\$ 327.32

End of Consent Agenda

RESOLUTION NUMBER 171-2025: A Resolution to Approve the Submission of the Best Practice Inventory for the City of Lambertville, With a Score of 42.

WHEREAS, the City Clerk and Certified Municipal Finance Officer completed the 2025 Best Practice Inventory; and

WHEREAS, the city’s score was 42, which means the State will not withhold 2026 State Aid; and

WHEREAS, the Best Practice Inventory was included in the October 23 Meeting Packet for the governing body.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Lambertville, County of Hunterdon, State of New Jersey, that the Best Practice Inventory, submitted by the Certified Finance Officer and City Clerk with a score of 42, has been reviewed by the members of the governing body.

RESOLUTION NUMBER 172-2025: A Resolution of the City of Lambertville, County of Hunterdon, State of New Jersey Regarding the Adoption of the Amended Redevelopment Plan for the Lambertville High School Redevelopment Area

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

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LHS Redevelopment Area (the “**2020 Amended LHS Redevelopment Plan**,” and together with the Original LHS Redevelopment Plan, the “**LHS Redevelopment Plan**”); and

WHEREAS, pursuant to the Mount Laurel Doctrine established by the Supreme Court of the State of New Jersey, as well as recent amendments to the New Jersey Fair Housing Act, *N.J.S.A. 52:27D-301 to -329*, the City has an obligation to provide a realistic opportunity for the construction of affordable housing units within the City; and

WHEREAS, in furtherance of the City’s affordable housing obligations, the Governing Body, on August 21, 2025, introduced Ordinance 22-2025, and referred to the City of Lambertville Planning Board (the “**Planning Board**”) certain additional amendments to the LHS Redevelopment Plan (the “**2025 Amended Redevelopment Plan**”), for review and comments; and

WHEREAS, on September 3, 2025, the Planning Board met to perform a consistency review pursuant to *N.J.S.A.40A:12A-7* on Ordinance 22-2025; and

WHEREAS, by a vote of 6-3, the Planning Board determined the 2025 Amended Redevelopment Plan to be inconsistent with the City’s current Master Plan for the reasons stated in the Planning Board attorney’s review letter, dated September 10, 2025, and the Planning Board made certain recommendations, as identified in said letter; and

WHEREAS, upon receipt of the Planning Board’s recommendations concerning the 2025 Amended LHS Redevelopment Plan, the Governing Body determined that the adoption of the 2025 Amended LHS Redevelopment Plan was necessary to comply with the City’s obligations to provide a realistic opportunity for the construction of affordable housing units within the City, and for the redevelopment of the LHS Redevelopment Area, for all those reasons set forth on the record, and as identified herein, specifically:

- **LONG-TERM SOLUTIONS TO PROBLEMS OF PARKING AND TRAFFIC CONGESTION:** The Planning Board found the 2025 Amended Redevelopment Plan inconsistent with this goal and recommended a traffic study be conducted of the LHS Redevelopment Area. The City accepted this recommendation, and will require language be included in any redevelopment agreement that a traffic impact study be produced as a requirement for site plan approval;
- **PRESERVE AND PROTECT ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO STEEP SLOPES:** The Planning Board recommends the current steep slope stands in the City’s Land Development Ordinance be incorporated into the 2025 Amended Redevelopment Plan. The City found that the steep slope regulations set forth in the 2025 Amended Redevelopment Plan are sufficient to preserve and protect the steep slopes, as a portion of the disturbed steep slopes are man-made and not natural steep slopes;
- **ENCOURAGE TREE PLANTING AND MAINTENANCE OF EXISTING TREES:** The 2025 Amended Redevelopment Plan requires shade trees be provided through the network of streets within the proposed development, and further requires the planting and maintenance of trees subject to the requirements of the City’s Shade Tree Ordinance and the landscaping requirements set forth in the City’s Land Development Ordinance. The City will also discuss a potential contribution to the shade tree fund in connection with the negotiation of any redevelopment agreement;
- **STRIVE TO PRESERVE THE NATURAL, SCENIC, HISTORIC AND AESTHETIC ASPECTS OF THE COMMUNITY AND ITS ENVIRONMENT:** The preservation of steep slopes and bluffs along the perimeter of the LHS Redevelopment Area, in accordance with the steep slope regulations set forth in the

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2025 Amended Redevelopment Plan, provides sufficient protections to ensure that the natural, scenic and aesthetic aspects of the City and its environment are maintained;

- **PROMOTE DEVELOPMENT OF RECREATIONAL ACTIVITIES FOR YOUNG PEOPLE:** This is a development on private property, and therefore the opportunity for public recreation spaces is somewhat limited. The 2025 Amended Redevelopment Plan, however, adequately provides for conservation areas that must be restricted to conservation or passive recreation uses;
- **ENCOURAGE NEW PUBLIC PARK AREAS THROUGHOUT THE CITY:** The Planning Board recommended the creation of public access easements dedicated to public use. This idea explored during the preparation of the 2025 Amended Redevelopment Plan but was not incorporated based on the configuration and location of the LHS Redevelopment Area. The City will continue to discuss opportunities for public open space through the negotiation of a redevelopment agreement;
- **ENCOURAGE THE DEVELOPMENT OF A CAPITAL IMPROVEMENT PLAN:** The Planning Board recommended a reevaluation of the road network within the LHS Redevelopment Area. As noted previously, a traffic impact study will be required in connection with site plan approval for any project, and the Planning Board will have an opportunity to make recommendations and set requirements based on the findings of that study;
- **ENCOURAGE COOPERATIVE AGREEMENTS WITH THE COUNTY AND ADJOINING MUNICIPALITIES FOR PROVISION OF NEEDED SERVICES IN THE REGIONAL AREA:** The Planning Board recommended that the City communicate with the Township of West Amwell (“**West Amwell**”) regarding agreements that may be necessary for the provision of basic resources and services in the LHS Redevelopment Area. The City has, in the past, entered agreements with West Amwell for shared public services that benefitted both municipalities, and will continue to explore opportunities for the provision of necessary services if and when certain needs arise;
- **FOSTER REGIONAL PLANNING WITH ADJOINING MUNICIPALITIES TO ACHIEVE COMMON OBJECTIVES IN A COMPLEMENTARY RATHER THAN COMPETITIVE MANNER:** The Planning Board recommended communication with West Amwell in furtherance of this objective. The City recognizes that the LHS Redevelopment Area is in close proximity to West Amwell and would welcome any communication with West Amwell in connection with the proposed development;
- **IN ACCORDANCE WITH THE ADA, PROMOTE EQUAL ACCESS FOR ALL PEOPLE TO FACILITIES/STRUCTURES THROUGHOUT THE CITY:** The Planning Board recommended sidewalks and traffic lights designed for pedestrian safety, particularly for those without vehicles, to promote connectivity to greater Lambertville. The 2025 Amended Redevelopment Plan requires sidewalks along both sides of all internal streets. The intersection of Grant Avenue and Coryell Road is required to be enhanced with painted crosswalks and signs to facilitate pedestrian safety. The City may also explore further opportunities through the redevelopment agreement, and the Planning Board will be required to provide further review during the site plan application process.

NOW THEREFORE BE IT RESOLVED 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 referred the 2025 Amended LHS Redevelopment Plan to the Planning Board for review and recommendation. The Planning Board prepared a report regarding its recommendations as to the aforementioned 2025 Amended LHS

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Redevelopment Plan and submitted same to the Governing Body within 45 days after referral, as required by the Redevelopment Law.

SECTION 2. For the reasons set forth in the record with respect to the Planning Board's recommendations, and now included in this Resolution, and further, pursuant to the authority granted to the Governing Body by *N.J.S.A. 40A:12A-7*, the 2025 Amended LHS Redevelopment Plan, prepared by Clarke Caton Hintz, was adopted pursuant to Ordinance 22-2025.

SECTION 3. Pursuant to the provisions of *N.J.S.A. 40A:12-7(c)*, the 2025 Amended LHS Redevelopment Plan 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. This resolution shall take effect immediately.

RESOLUTION NUMBER 173-2025: A Resolution to Authorize the Removal of Trees in the city public parking lot at 14 North Union Street

WHEREAS, the City Architect redesigned the sides to the entrance to the North Union Street Parking Lot in accordance with standards established in the city's zoning ordinances; and

WHEREAS, the city of Lambertville has received approval from the Planning Board the Historic Preservation Commission, the Delaware and Raritan Canal Commission, and

WHEREAS, as a requirement from the Planning Board, the city of Lambertville filed an application that was the subject of conversation at the July 28, 2025, Shade Tree Commission Meeting, whereby they asked for an arborist the review the area to determine if the redesign would require the removal of the trees; and

WHEREAS, the arborist at Rich Tree Service reviewed the redesign and in his opinion, the redesign would require the removal of the trees; and

WHEREAS, the City Architect presenting the arborists findings to the Shade Tree Commission at the September 22, 2025, session, and they suggested that the city redesign the entrance to so that the northern planter tree would be removed and the southern tree would remain, and

WHEREAS, the Mayor had a discussion with the chair of the Shade Tree Commission regarding the suggestion, and he advised that it was only a suggestion, not a recommendation, and

WHEREAS, the redesign of the planters would cost a significant amount of money, require agencies approvals, would only allow for the planter to be increased in two directions, the required excavation would continue to damage the roots of the tree in the other two directions, and thereby not a workable solution for the city.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Lambertville, County of Hunterdon, State of New Jersey, that the recommendation of the City Architect, Michael Burns, for the removal and replacement of the existing trees with new trees, are more appropriate for the location, and is hereby authorized.

BE IT FURTHER RESOLVED that the City Architect is hereby directed and authorized to take any and all necessary and appropriate actions to carry out the subject and intent of this Resolution.

XI. APPROVAL OF BILLS LIST

XII. ORDINANCES – FIRST READING

- xiv.* **ORDINANCE NUMBER 25-2025: An Ordinance to amend the Lambertville City Code, 2014, to Repeal Section 8-25.4 Saturday and Sunday Parking, In Chapter 8.**

OCTOBER 23, 2025, COUNCIL MEETING AGENDA

WHEREAS, the Lambertville City Code, 2014, Chapter 8, Section 8-25.4, Saturday and Sunday Parking Exceptions was adopted in 2002 when the meter and permit parking spaces in city owned parking lots were in the process of being delineated and is no longer needed.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Lambertville, County of Hunterdon, State of New Jersey, that Section 8-25.r, Saturday and Sunday Parking Exceptions, of Chapter 8 of the Lambertville City Code, 2014 is hereby repealed.

- xv. ORDINANCE NUMBER 26-2025: An Ordinance to Amend the Lambertville City Code, 2014, to Authorize the Mayor to Waive the Requirements of Chapter 14 Streets and Sidewalks, Section 14-1-3 Fees, letter c

WHEREAS, the City Clerk is the licensing official for the City of Lambertville in accordance with N.J.S.A. 40A-9-133.1; and

WHEREAS, the Lambertville City Code, 2014, Chapter 14, Streets and Sidewalks, Section 14-1-3 Fees imposes a moratorium on street openings for roads within the city that have been reconstructed within the past five years; and

WHEREAS, currently, the code requires approval from the governing body to waive the requirements; and

WHEREAS, it is a hardship for residents who would like to have new gas lines or new water lines run to their property to wait for the next council meeting for a waiver to be approved.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Lambertville, in the County of Hunterdon, that Chapter 14, Streets and Sidewalks, Section 14-1-3 Fees, letter C of the Lambertville City Code, 2014 is hereby amended to read as follows:

CURRENT: The City of Lambertville imposes a five-year moratorium on all road work completed within the City limits. This moratorium can be waived under the following conditions:

1. Action of the governing body;
2. Emergency Repair Work.

If the moratorium is waived by the governing body, the applicant shall, in addition to complying with all requirements of the City Engineer and the Public Works Director, post a maintenance bond guaranteeing the work for a period of two years.

NEW LANGUAGE:

The City of Lambertville imposes a five-year moratorium on all road work completed within the City limits. This moratorium can be waived under the following conditions:

1. Action of the governing body;
2. Emergency Repair Work.

If the moratorium is waived by the Mayor, the applicant shall, in addition to complying with all requirements of the City Engineer and the Public Works Director, post a maintenance bond guaranteeing the work for a period of two years.

INTRODUCTION AND FIRST READING: October 23, 2025

PUBLIC HEARING AND SECOND READING: November 20, 2025

- xvi. ORDINANCE NUMBER 27-2025: An Ordinance to Amend the Lambertville Zoning Ordinances, Section Z-400. C-3/AHO, General Commercial/Affordable Housing Opportunity

OCTOBER 23, 2025, COUNCIL MEETING AGENDA

§ Z-XXX. C-3/AHO

GENERAL COMMERCIAL/AFFORDABLE HOUSING OPPORTUNITY.

§ Z-XXX. Permitted Principal Uses on the Land and in Buildings.

- A. Offices.
- B. Parks and playgrounds.
- C. Buildings used exclusively by federal, state, county and local governments.
- D. The wholesaling and retailing of goods or services including the warehousing or storage of goods provided such activities and inventories are conducted entirely within an enclosed structure or are conducted in open yard areas which are adequately screened from view from adjacent lots or roads.
- E. See Non-Conforming Uses, Buildings or Lots.
- F. Light industry as defined under Article II, Definitions.
- G. Multifamily Residential Dwellings that conform to the following requirements. Any deviation from the requirements articulated below in §G.1, §G.2 or §G.3 shall constitute the need for relief pursuant to N.J.S.A. 40:55D-70 d (1) for a principal use or structure that is not permitted in the zone:
 - 1. No more than 40 dwelling units may be developed.
 - 2. No less than eight dwelling units shall be developed that are restricted to occupancy by very low-, low-, and moderate-income households.
 - 3. Multifamily Residential Dwellings shall consist of either attached single-family dwellings (town homes) or apartments or a combination of both.

§ Z-XXX. Accessory Uses and Buildings Permitted.

Those uses customarily incidental to the principal uses.

§ Z-XXX. Conditional Uses.

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

- A. 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.

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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.

§ Z-XXX. Height Limits.

No structure shall exceed 40 feet in height except as provided in Article VI, Standards for Review of Applications.

§ Z-XXX. Area and Yard Requirements.

- A. The minimum lot size shall be 40,000 square feet. The minimum lot width shall be 150 feet and a minimum lot depth of 200 feet.
- B. No building or structure shall be located closer than 25 feet to any street right-of-way.
- C. The minimum side yard shall be 20 feet, but in no event shall either side yard be less than the height of the building or structure. The minimum rear yard shall be 20 feet

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which may include parking spaces.

- D. Total building or structure coverage shall not exceed 50% of the lot coverage provided all parking and other yard requirements are met.
- E. A transition or buffer strip not less than 10 feet wide consisting of conifers shall be provided along all lot lines which form a common boundary with any residential district. The conifers shall be a minimum of five feet in height when newly planted and shall be planted at intervals of 10 feet or less.

§ Z-XXX. Minimum Residential Floor Area.

Not applicable in this district.

§ Z-XXX. Minimum Off-Street Parking Requirements.

- A. See § Z-509.
- B. Off-street parking spaces shall be located within 200 feet of the use they are intended to serve.
- C. One space shall be provided for each 700 square feet of general commercial or office use and one space for each 3,000 square feet of wholesale use.
- D. One space shall be provided for each 300 square feet of Cannabis Retailer use.
- E. Residential dwellings shall be subject to the parking requirements of the New Jersey Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21)

§ Z-XXX. Signs.

- A. Same as C-2 District.

§ Z-XXX. Minimum Off-Street Loading.

- A. Same as C-2 District.

§ Z-XXX. Vehicular Access for Residential Development

- A. Any plans for residential development pursuant to §Z-XXX.X of this zone shall provide for the following:

1. North Union Street Driveway: A two-way driveway shall be provided to serve as a vehicular and pedestrian access between North Union Street and off-street parking serving the new residential dwellings or non-residential uses.

Elm Street Driveway: The existing driveway at Elm Street shall be closed to all vehicular traffic.

INTRODUCTION AND FIRST READING: October 23, 2025

PUBLIC HEARING AND SECOND READING: November 20, 2025

XIII. ORDINANCES – SECOND READING

OCTOBER 23, 2025, COUNCIL MEETING AGENDA

xiv. ORDINANCE NUMBER 23-2025: An Ordinance to Amend the Lambertville City Code, 2014, Chapter 8, Municipal Parking Areas and Metered Parking

WHEREAS, the Governing Body of the City of Lambertville would like to amend the fees for Parking Permits in the York Street Lot as listed in § 8-2.4. Fees; and

WHEREAS, the Governing Body of the City of Lambertville would like to amend the fees for Parking Permits in the South Union Street Lot as listed in § 8-25.3. Permit Parking; and

WHEREAS, the last time the fees were increased was by Ordinance Number 08-2016.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville in the County of Hunterdon, State of New Jersey, that Section 8-2.4. Fees and Section 8-25.3 Permit Parking are hereby amended as follows:

§ 8-1. GENERAL PROVISIONS.

§ 8-2.4. Fees. [Ord. #2001-21, § 1; Ord. #2007-25, Ord. #2010-03; 1990 Code § 8-2.4; Ord.

No. 08-2016]

The fee for a permit shall be ~~\$55.00~~ \$65.00 per month with a late fee of \$10 if not paid by the fifth (5th) of the month. If the fee is not paid by tenth (10th) of the month, the permit shall be null and void and available for issuance to another person. A list will be maintained by the City Clerk to be utilized in the event of a vacancy.

§ 8-25.3 Permit Parking. [Ord. #2002-10, § 2, Ord. #2010-03; 1990 Code § 8-2.4; Ord.

No. 08-2016]

In addition to the metered parking spaces, there shall be parking spaces created which shall be available at all times by permit. The permits shall be issued by the City Clerk on a first come/first serve basis. Each spot shall be numbered to correspond with the permit number and available to the permit holder at all times. The fee for the permit shall be ~~\$55.00~~ \$65.00 per month with a late fee of \$10.00 if not paid by the fifth (5th) of the month. If not paid by the tenth (10th) of the month, the permit shall be null and void and available for issuance to another person. A list shall be maintained by the City Clerk to be utilized in the event of a vacancy.

INTRODUCED FOR FIRST READING: September 18, 2025

PUBLIC HEARING AND SECOND READING: October 23, 2025

xv. ORDINANCE NUMBER 24-2025: An Ordinance to Amend the Lambertville City Code, 2014, Chapter 3, Fees Charged by Various City Departments, Boards and Commissions, 3-13, Letter f, City Clerk

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville, County of Hunterdon, State of New Jersey, that the Lambertville City Code, 2014, Chapter 3, Fees Charged by Various City Departments, Boards and Commissions, 3-13, letter f, City Clerk is amended as follows:

f. City Clerk.

1. Vital Records:

OCTOBER 23, 2025, COUNCIL MEETING AGENDA

- (a) Certified Copies of Birth, Marriage, Civil Union, Domestic Partner Licenses, and Death \$25 for the first certified copy and \$5 for each additional copy for each order placed.
 - (b) Corrections shall be charged a fee of \$10 per correction filed.
2. The fee for Wedding and Civil Union Ceremonies shall be as follows:
- (a) Resident fee: \$100.
 - (b) Nonresident fee: \$200.00

INTRODUCTION AND FIRST READING: September 18, 2025
PUBLIC HEARING AND SECOND READING: October 23, 2025

XIV. DISCUSSION

- xiv. Closed Session Minutes
- xv. Holcombe House

XV. CORRESPONDENCE

- xiv. DISCRETIONARY PROERTY TAX GRACE PERIOD: for eligible federal employees and federal contractors under certain circumstance.
- xv. NJ TRANSIT, Notice of Public Hearing
- xvi. NJDOT letter in response to the City's request for a study to see if rapid rectangular flashing beacons at various locations in the City is feasible. NJDOT's Division of Traffic Engineering (DTE) will complete a review and identify safety improvements for each location. Note: various locations along Route 29, and Route 179 in Lambertville.

XVI. ANNOUNCEMENTS

- a. HALLOWEEN PARADE: The annual Halloween Parade will be held on Sunday, October 26th. Gather at 2:30 pm at Mary Sheridan Park to participate in the parade procession, ending at Ely Field.
- b. TRICK OR TREATING: Official Trick or Treating hours on Friday, October 31 are from 6 to 8 pm. Road Closures will begin at 5 pm for North Union Street between Coryell and Buttonwood.

XVII. PUBLIC PARTICIPATION/CONSTITUENT CONCERNS

- XVIII. CLOSED SESSION:** *The Governing Body may go into closed session to discuss attorney/client matters related to potential contracts and litigation, pursuant to N.J.S.A. 10:4-12(b)(7).*

XIX. ADJOURNMENT