



City of Lambertville
WORK SESSION
TUESDAY, JUNE 1, 2021, 7:00 PM
IN-PERSON MEETING
PHILLIP L. PITTORE JUSTICE CENTER
25 SOUTH UNION STREET
AGENDA

Please note: A Work Session is a meeting of the Mayor and Council held for the purpose of determining the contents of the regular council session agenda. All work sessions will be limited to one hour.

I. COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT

This meeting is being held in compliance with the Open Public Meetings Act with the meeting notice provided on Monday, January 11, 2021 to the Hunterdon County Democrat, the Trenton Times, various individuals on the list serve, department heads and the City Engineer and City Attorney.

This meeting will be recorded.

The meeting agenda offers the planned action items of the Governing Body to the extent known at the time of publication.

II. ROLL CALL

Councilwoman Lambert, Councilman Sanders, Councilman Stegman, Council President Taylor, Mayor Fahl.

III. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

IV. POLICE SITE REDEVELOPMENT

RESOLUTION NUMBER: 88-2021: *A Resolution of the City of Lambertville, County of Hunterdon, Designating Kalian Companies as the Redeveloper of Property Identified as Block 1003, Lot 3, Commonly Known As the Police Site, Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.*

CITY OF LAMBERTVILLE

RESOLUTION NUMBER 88-2021

A RESOLUTION OF THE CITY OF LAMBERTVILLE, COUNTY OF HUNTERDON, DESIGNATING KALIAN COMPANIES AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 1003, LOT 3, COMMONLY KNOWN AS THE POLICE SITE, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, et seq.

WHEREAS, the City of Lambertville, a public body corporate and politic of the State of New Jersey (the “City”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”) to determine whether certain parcels of land within the City constitute an area in need of redevelopment; and

WHEREAS, by Resolution No. 95-2020, adopted on July 23, 2020, the Mayor and Council of the City (the “**Governing Body**”) designated Block 1003, Lot 3 on the Official Tax Map

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of the City (the “**Property**”) as an ‘non-condemnation area in need of redevelopment’ pursuant to the Redevelopment Law; and

WHEREAS, by Resolution No. 95-2020, adopted on July 23, 2020, the Governing Body directed the Planning Board of the City (the “**Planning Board**”) to prepare a redevelopment plan for the Property and to take any action necessary to effectuate its review of same so that a recommendation may be made to the Governing Body; and

WHEREAS, pursuant to the Redevelopment Law, the Planning Board caused Clarke Caton Hintz to prepare a redevelopment plan for the Property, entitled the “*Police Station Tract Redevelopment Plan*”, dated October 23, 2020 (the “**Redevelopment Plan**”); and

WHEREAS, after due consideration of the Redevelopment Plan at a duly noticed and constituted public meeting held on November 18, 2020, the Planning Board determined that the Redevelopment Plan is consistent with the Township’s Master Plan, and recommended that the Governing Body enact the Redevelopment Plan; and

WHEREAS, by Ordinance No. 18-2020, adopted on December 17, 2020, the Governing Body adopted the Redevelopment Plan pursuant to *N.J.S.A. 40A:12A-7* of the Redevelopment Law; and

WHEREAS, on April 22, 2021, the City issued a Request for Proposals for the Redevelopment of the Property (as amended and supplemented, the “**RFP**”); and

WHEREAS, Kalian Companies (the “**Redeveloper**”) submitted a proposal to the City dated May 13, 2021 (the “**Proposal**”) in response to the RFP for the Redevelopment of the Property; and

WHEREAS, in accordance with the Redevelopment Plan, the Redeveloper proposes in the Proposal to develop, finance and construct on the Property a four (4) story residential building containing twenty-four (24) residential units and forty-six (46) parking spaces (collectively, the “**Project**”);

WHEREAS, the City and the Redeveloper intend to pursue pre-development activities to implement the Project, including negotiation of a redevelopment agreement and other related actions (the “**Pre-Development Activities**”); and

WHEREAS, the City further wishes to enter into a funding agreement with the Redeveloper, a copy of which is on file with the City (the “**Funding Agreement**”), to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the City’s costs and expenses incurred in undertaking the Pre-Development Activities (collectively, the “**Interim Costs**”);

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Lambertville, County of Hunterdon, that:

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

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Section 2. The Mayor is hereby authorized to execute a Funding Agreement with the Redeveloper, in a form acceptable to the City in consultation with counsel.

Section 3. Kalian Companies is hereby designated as the Redeveloper of the Property for a period commencing upon the adoption of this resolution and ending on July 31, 2021, *provided, however*, that designation of Redeveloper as authorized hereunder is conditional upon Redeveloper's full execution and funding of the Funding Agreement.

Section 4. If, by July 31, 2021, the City and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of Kalian Companies, as Redeveloper of the Property shall automatically expire without any need for any further action of the Governing Body, provided, however, that the City and Kalian Companies may negotiate an extension of such designation upon terms mutually acceptable to both parties.

Section 5. The Mayor is hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

Section 6. This Resolution shall take effect immediately.

ADOPTED at a meeting of the Governing Body of the City of Lambertville, Hunterdon County, on June 1, 2021;

V. RESOLUTIONS

RESOLUTION NUMBER 89-2021: A Resolution Authorizing the Grant Application for EMAA.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville, that the grant application for EMAA in the amount of \$10,000 for the Office of Emergency Management is hereby authorized.

RESOLUTION NUMBER 90-2021: A Resolution Authorizing Participation in the Hunterdon County Electric Cooperative for Community Aggregation.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville, in the County of Hunterdon, that the Municipal Clerk is authorized to file the paperwork necessary to participate in the Hunterdon County Cooperative Purchase of Electric.

RESOLUTION NUMBER 91-2021: A Resolution to Authorize the Contracts with Norman J. Goldberg and Rick Carabelli to complete appraisals for the Closson Property Specific to the Application for Green Acres Funding.

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RESOLUTION NUMBER 91-2021

RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR APPRAISALS OF THE CLOSSON PROPERTY FOR GREEN ACRES FUNDING

WHEREAS, the City of Lambertville has a need to acquire appraisal services as a non-fair and open contract pursuant to the provisions of <N.J.S.A. 19:44A-20.4 or 20.5 as appropriate>; and,

WHEREAS, the anticipated term of this contract is 1 year(s) and

WHEREAS, two appraisers have submitted a proposal on May 25 indicating they will provide the appraisal services for the Closson Property for Green Acres Funding and

WHEREAS, the businesses have completed and submitted a Business Entity Disclosure Certification which certifies that they have not made any reportable contributions to a political or candidate committee in the Hunterdon County Democratic Club in the previous one year, and that the contract will prohibit the them from making any reportable contributions through the term of the contract, and

NOW THEREFORE, BE IT RESOLVED that the Governing Body of the City of Lambertville authorizes the contracts with the following companies as described herein:

Norman J. Goldberg: an estimate of value in fee of the entire property of 8.49+ acres inclusive of improvements would be \$5,000. If you were to only require an estimate of value in fee of the land (about 6.26 acres) to be submitted to NJDEP Green Acres for funding excluding the exception area the fee would be \$2,500.

Richard Carabelli: - quote in process.

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution. and,

ADOPTED: June 1, 2021

VI. NEW BUSINESS/CONSTITUENT CONCERNS

- a. Anthony Suozzo, Superintendent, South Hunterdon Regional School District
- b. Marijuana Update – Councilman Sanders

VII. ANNOUNCEMENTS

ELECTION NEWS:

VIII. COVID-19 VACCINE CLINIC

- a. Wednesday, June 2, 2021, 10 am to noon, Lambertville Hall, 51 Bridge Street, Walk-ins Welcome! The clinic will offer the J&J Vaccine!

IX. Election Dates:

- a. Primary election is scheduled for Tuesday, June 8, 2021

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- b. General election is scheduled for Tuesday, November 2, 2021
- X. Polling Information:
 - a. Hours: The polls will open at 6 am and close at 8 pm
 - b. Places:
 - i. Districts 1 and 2 will vote at the Phillip L. Pittore Justice Center located at 25 South Union Street in the city;
 - ii. Districts 3 and 4 will vote at the American Legion located at 320 North Union Street in the city.

VIII. PUBLIC PARTICIPATION

IX. CLOSED SESSION; “Authorizing a Closed Session at the June 1, 2021 Lambertville City Council Meeting to Discuss Personnel and Attorney/Client Privileged Issues Related to Contract Negotiations, Pursuant to N.J.S.A. 10:4-12(b)(7&8)”

RESOLUTION

“Authorizing a Closed Session at the June 1, 2021 Lambertville City Council Meeting to Discuss Personnel and Attorney/Client Privileged Issues Related to Contract Negotiations, Pursuant to N.J.S.A. 10:4-12(b)(7&8)”

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 June 1, 2021, to discuss the following matters: *Personnel and Attorney/Client Privileged Issues Related to Contract Negotiations, Pursuant to N.J.S.A. 10:4-12(b)(7&8)*

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:

Mayor Fahl 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.**

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Mayor Fahl 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.

X.ADJOURNMENT