



**City of Lambertville  
Meeting Minutes  
January 18, 2024, 7:00 p.m.  
Phillip L. Pittore Justice Center  
25 South Union Street**

**STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT**

Mayor Nowick called the meeting to order at 7:00 p.m. and he asked the City Clerk to read the statement of compliance with the Open Public Meetings Act into the record.

The City Clerk read the following statement into the record: *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 on January 15, 2024, and the meeting notice was sent to the members on the Listserv and Department Heads and the City Engineer. The meeting is being streamed live and recorded using the Zoom Meeting Platform.*

**ROLL CALL**

The City Clerk called the roll as follows:

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

*Also present:* William Opel – City Attorney, Cynthia Ege – City Clerk, Lindsay Hansche – Deputy Clerk.

**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

Mayor Nowick led the public in the Pledge of Allegiance, and he asked the members of the public to continue standing for a Moment of Silence.

**PUBLIC PARTICIPATION**

Mayor Nowick opened the meeting for the first public participation session. There being no public comment in-person or on Zoom, Mayor Nowick asked for a motion to close the public participation session. Councilman Lide made the motion and Councilman Stegman seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present.  
**MOTION CARRIED.**

**STATE OF THE CITY ADDRESS – Andrew J. Nowick, Mayor**

Mayor Nowick gave the following State of the City Address.

Good evening, everyone.

The City is doing well. With the impacts of Covid and Ida ever diminishing in the rear view, Lambertville has hit a stride that feels comfortable and reassuring. Though external factors are always afoot, our community is strong, our economy is strong, and our prospects are good.

### Community

Community will always be driving force of Lambertville's vitality. It can be seen in the volunteers who serve on our municipal boards and commissions, who plants trees in our parks, who serve the clients of Fisherman's Mark, who write grant applications, volunteer in our library, organize and oversee events like the Halloween parade, the Green fair, the Wednesday community lunch, Oaxaca Day, park clean up days, ride shares, Fisherman's Mark, Shad Fest, Porch Fest, the Memorial Day parade, the Christmas tree and menorah lighting; those who serve on the CERT, the Chamber of Commerce, in the Legion and on the school board. And there are those who give not just generously of their time, but also their money. In the closing week of 2023, for example, the City's Shade Tree Trust fund received a \$10,000 donation from the family of Nancy Northrup and Jim Johnson and a \$5,000. donation from Michelle Rago. When the Library Board sent a City-wide appeal in late November, it received \$13,183. in donations, including checks from half a dozen local businesses. The generosity of our people, in time or money or both needs to be recognized as part of who we are, a feature so predominant it shapes our success as one of the most loved places in all of New Jersey.

### Economic Environment and Municipal Finances

Underlying economic factors in the City are strong and positive. Local income levels continue to outpace state and national levels; our unemployment rate continues to be lower than those of the county, state and country. In 2023, our assessed valuation reached \$871,158,792, a one-year increase of 31,540,400.; and in the last five years, market values have increased nearly 33%. Commercial investment, whether through local or outside sources, in Lambertville is as promising as it is noticeable: the new restaurants, the new homes, the cannabis retails shops, and the rehabilitation of key buildings in the Central Business District all contribute to our strength. Additionally, the City now has 41 registered short-term rentals which bring further economic growth as these visitors stay not simply for a meal and a stroll, but often for several days of shopping, dining, coffee drinking, and so forth.

What of the City's finances? They have turned the corner. Four weeks into my term, S&P Global Ratings downgraded Lambertville from AA Stable to AA Negative, and perhaps the most concise way to explain our current financial situation is to read a passage from the S&P Global Rating report issued on December 21, 2023:

"Following five consecutive years of decreases to available current fund reserves, operational performance for the city has stabilized in the last two fiscal years, which we believe is reflective of improved budgetary management and oversight. Fiscal 2022 current fund results reported revenues less than expenses; however, this was driven by the delayed receipt of a USDA grant, the funds of which were used in 2022 but received in 2023. As such, the current fund balance improved in each of the last two fiscal years, totaling \$1.1 million at fiscal year-end 2022. Management has shifted its approach to its budget by taking an aggressive stance on funding operations, utilizing less fund balance, and fully replenishing by year-end. Certain policies have been enacted to utilize increased fees and fines, including increased beverage taxes, to cover expenses, which has resulted in improved financial operations. Management plans to sustain its current fund balance above its informal target of \$1.0 million, and continue rebuilding reserves with the addition of cannabis revenues, investment income, and increased fees and fines. Full regeneration of appropriated surplus is expected for both fiscal years 2023 and 2024."

I'm pleased to report our rating has been upgraded to AA Stable. What the report doesn't

indicate is that the lion's share of this stabilization came in the form of significant tax increases even as our property values continued to climb—a fact so unavoidable, it must be reiterated. It has been a painful few years for our municipal taxpayers.

Our municipal finances are not just stable, they are improving. When Union Chill welcomed its first customers on June 14th, the City welcomed a new source of revenue—the 2% transfer tax on retail sales of Cannabis. In the last four months, the average tax revenue from Union Chill was almost \$12,000 per month. Projected sales for Union Chill in 2024 are a whopping \$9.5 million, which translates to \$190,000 in revenue to the City. Baked by the River recently opened its doors on Church Street and though I don't have projections yet, it's reasonable to assume their impact on City finances will also be important. Raising the meter fee 25 cents per hour—the rate of which is still well below New Hope's—left us \$125,182.33 over the 2022 number. The Finance Team has not worked sufficiently through the 2024 budget yet enough for me to speak to specifics, but these new revenues will have a positive impact to the bottom line. The City continues to be supported by an excellent full and part time staff of 45 people. This past year saw the retirements of Cindy McBride and Trish Wozniak, Tax Collector and Court Administrator, respectively. Jessica Crea was hired as the Tax Collector and Kathryn McLauren as the Court Administrator. We welcomed Jill Titus to the new position of part time Accounts Receivable Clerk. Raymond Genito left the Police Department and we welcomed Officer Henri Zilliox, and Parking Enforcement Officer Jack Angeloni. We said goodbye to Susan Schlesinger who served as Fire Official for nearly two years and hired Frank Ur to fill that position. We welcomed Christopher Burket to the DPW.

As the Finance Team and I work through the 2024 budget, I very much hope to fund a new position, likely part time, to assist in overseeing Human Resources and the management of ongoing projects. The functions and processes of Human Resources, dispersed as they are among department heads and myself, cannot be considered best practices. To reduce the strain, as well as the risk, Human Resources should to be centralized. I simply don't have the time or the training to be an effective HR Director for a team of 45—though I note the police department has independent procedures which are largely outside of my HR responsibilities. To wit, I am proposing a major change to our Fire Prevention program. I will soon introduce an Ordinance designed to shift the Providing Lead Agency for Fire Prevention from the City to the Lambertville Fire District. The New Jersey Division of Fire Safety audit I referenced in last year's State of the City address was not sufficiently reconciled in 2023 and I feel strongly that in order to stabilize and ensure the future success of the fire safety program, it's time for the City to hand it over to the resources and expertise of the fire district.

#### Redevelopment

The City will soon introduce amendments to the High School Redevelopment Plan. In March of 2022, the City was approached by K. Hovnanian for the possible redevelopment of the site. The City Council and I have been in discussions with them since, and, as a result of steady progress, the company was designated as the Conditional Redeveloper by unanimous consent of the Governing Body on August 18, 2022 (Resolution 159-2022).

The redevelopment of the former High School tract was included as a “compliance mechanism” for our affordable housing obligations in the May 22, 2018 Fair Share settlement agreement. For

all the legal dryness of the term “compliance mechanism,” we must remember that not only do we have the legal obligation to provide affordable housing within our boundaries, but a societal one as well.

At this time, I can offer no news on the future redevelopment of 295 N. Main, the Village apartments. The site is under control of the contract purchaser and we await an amended proposal.

#### Stormwater and Resilience

The challenges of managing stormwater in Lambertville is a heavy burden and may best be examined through our reassignment to the NJDEP issued MS4Tier A permit. In addition to our former requirements under the MS4Tier B permit, the City must now comply with 34 new or modified regulations. For a small municipality with limited resources, the breadth of these regulations is daunting and, without a disciplined approach to ensure the necessary resources are in place, we will fail to meet the regulatory requirements.

The goal is not just to manage the rainfall totals of 2024, but to prepare for the rainfall totals of 2055. With 13 miles of roads, three creeks, 1,800 residential units, scores of businesses, more than 540 storm inlets and outfalls, unexamined miles of underground culverts and pipes, the 100- and 500-year flood plains, impervious parking lots, dozens of regulatory requirements, ongoing cross jurisdictional issues, a DPW crew of eight whose primary role is trash and recycling, and a part time mayor, how effectively can the City manage stormwater? There were hard lessons from Ida, and recent rainfall events prove we are not holding up our end of the bargain. Increased pressure on our system is not only an environmental issue, it is a health and safety issue and we must look at every possible solution, beyond the uncertainty that the status quo will suffice.

Using a grant from the New Jersey League of Conservation voters, the City is currently undertaking a Stormwater Utility Feasibility Study with Princeton Hydro and WSP. Our first focus

group meeting is this coming Tuesday – the members of the focus group has been chosen to represent a broad swath of community stakeholders. The meeting will be recorded and I encourage all residents to watch it and be a part of the public process as it continues to unfold. In terms of Resilience, the City continues to engage its mission: A resilient Lambertville is prepared, connected, equitable and mutually supportive. Equipped to withstand, adapt, and thrive when faced with adversity. Awarded a grant from the NJDEP’s Municipal Assistance program, the City will soon collaborate with the DEP and consultants from Kleinfelder to complete a comprehensive Vulnerability Assessment and a Resilience Action Plan. Robust public engagement will be the first step. On Tuesday, I spoke with our contact at the NJDEP and he expects the final phase of the procurement process to be complete in the next month or so. This will be the principle focus of our resilience work in 2024. Additional projects include flood mitigation efforts the Pittore Justice Center and planting trees in our parks and along our streets.

#### Municipal Projects

A run-through of municipal projects. In the spring, Studdiford Street from Douglas to Swan will be repaved, as will a section of Swan below Studdiford Street. The entire length of North Franklin Street will be repaved. Later in the year, South Franklin Street from Highland to Swan will be repaved. The Church Street block between N. franklin and N. Main will also be repaved

and reinstituted as one way, headed west. The sidewalk in front of the N. Union Street parking lot is scheduled for replacement the first week of April, when the elementary school is closed for vacation; that contract also includes replacing a section of sidewalk along Lily Street. Michael Burns, the City Architect, is drafting an RFP to repair the Library elevator and raise its mechanicals off the basement floor. Michael is also going to provide estimates for the repointing and repainting of the Library, something I'd like to see done this year. Repairs have been made to the roof at City Hall, and the antique iron fence has been put up along the western edge of City Hall. Lastly, the expansion of the DPW garage to include a breakroom and new bathrooms as well as the construction of a pole barn for our large equipment is expected to be complete by early fall.

At Holcombe Park, we are nearing completion of our requirements for the Green Acres program. Jackie Middleton has graciously volunteered to apply for additional funds from the County Open Space program. The National Fish and Wildlife Foundation grant is underway, the scope of which may be reviewed on the Holcombe Park webpage of the City site. A public design charette will be held on February 22, 2024, details and updates to follow. All are welcome to attend and participate.

Among the Governing Body, there is unanimous support for selling part of the property—namely the farm market and the log cabin—to pay down the debt, and we are actively working toward to that end. There are a number of moving parts to complete sequentially and behind the scenes, which explains why it may seem that “nothing is happening.” As the Governing Body continues its work, please remember the public are free to enjoy the open space and I am always happy to arrange tours of the buildings on request.

Two other projects of note: Lambertville Public School is undergoing a major renovation and the City is partnering with the district to repave the City-owned parking lot with pervious paving. The lion's share of this project will be paid by the school district, though the City will pay application fees and other relatively minor costs associated with the project. Secondly, construction on the toll-supported Lambertville-New Hope Bridge is slated to begin on January 29th and the renovation and lighting project should be complete by early fall. In short, the state of the City is good. Let us continue to feel grateful for our community, our history, our sense of self, plenty of hard work, and regular doses of fun.

*Andrew J. Nowick, Mayor*

## **APPROVAL OF MINUTES**

Mayor Nowick asked for a motion to approve the following sets of minutes: December 21, 2023, Voting Session Minutes, December 21, 2023, Closed Session Minutes – Part A and January 1, 2024, Reorganization Session Minutes. Council President Lambert made the motion and Councilwoman Kominsky seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

Mayor Nowick asked for a motion to approve the December 21, 2023, Closed Session Minutes – Part B. Councilman Lide made the motion and Council President Lambert seconded the motion.

An affirmative voice vote was taken in favor of the motion by all members present and eligible (Councilman Stegman abstained). MOTION CARRIED.

### **APPROVAL OF ADMINISTRATIVE REPORTS**

Mayor Nowick asked for a motion to approve the following Administrative Reports: Clerk's Office, Construction Office, Fire Official, Municipal Court, Public Works Department, Police Department, and Tax Collector. Council President Lambert made the motion and Councilman Stegman seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

### **APPROVAL OF THE BILLS LIST**

Mayor Nowick asked for a motion to approve the Bills List. Council President Lambert made the motion and Councilwoman Kominsky seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

### **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.

Mayor Nowick asked for a motion to approve the resolutions listed on the consent agenda, numbers 27-2024 through 30-2024.

Resolution Number 27-2024: A Resolution to Authorize the Lien Redemption for 295 North Main Street, Block 1004, Lot 3, Certificate Number 23-00003 in the Amount of \$48,104.94 for Property Taxes and Sewer Payments

WHEREAS, Tax Lien Certificate 23-00003 was issued for Block 1004, Lot 3, 295 North Main Street, in 2021 for property taxes in the amount of \$18,687.50 and sewer fees in the amount of \$29,417.44; and

WHEREAS, payment in the amount of \$48,104.94 has been received by the Tax Collector for redemption of the tax lien from the property 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 a check is hereby authorized to the Lambertville Municipal Utilities Authority in the Amount of \$29,417.44.

Resolution Number 28-2024: A Resolution to Authorize the Lien Release for 32 South Franklin Street, Block 1073, Lot 19, Certificate Number 21-00006 for Property Taxes and Sewer Fees in the Amount of \$19,739.93

WHEREAS, Tax Lien Certificate 21-00006 was issued for Block 1073, Lot 19, 32 South Franklin Street, in 2021 for property taxes in the amount of \$17,827.89 and sewer fees in the amount of \$1,912.04; and

WHEREAS, payment in the amount of \$19,739.93 has been received by the Tax Collector for redemption of the tax lien from the property owner.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, that a check is hereby authorized to the Lambertville Municipal Utility Authority in the amount of \$1,912.04.

Resolution Number 29-2024: A Resolution to Appoint Frank Ur to Serve as the Fire Official for the City of Lambertville.

*A Resolution to Appoint Frank Ur to Serve as the Interim Fire Official for the City of Lambertville with a Term Expiring April 30, 2024, for a Maximum of 16 Hours Per Week at an Hourly Rate of \$27.50 Per Hour.*

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

WHEREAS, Frank Ur is a Certified State of New Jersey Fire Official and is willing to provide interim services to the City of Lambertville beginning January 1, 2024, and ending April 30, 2024.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, that Frank Ur is hereby appointed to serve as the interim Fire Official for a term beginning January 1, 2024, and ending April 30, 2024, at an hourly rate of \$27.50 per hour, and 16 hours per week.

ADOPTED: January 18, 2024

Resolution Number 30-2024: A Resolution to Appoint Kelly Grant of Malamut & Associates LLC to Serve As Attorney for all matters related to COAH in an amount not to exceed \$17,500.00, and Clarke Caton Hintz for the Amendment to the Small Cities Grant Manual in the Amount of \$9,500.00.

WHEREAS, there exists a need for a Professional Services for the 2024 calendar year; and

WHEREAS, the contract is being awarded pursuant to the Fair and Open Process, a process that provides for public solicitation of proposals OR qualifications and the New Jersey Local Unit Pay-to-Play Law as defined in N.J.S.A. 19:44A-20.4 et seq., bids were advertised on November 10, 2023 and received December 1, 2023, providing sufficient time to give notice, and publicly opened on December 1, 2023; and

WHEREAS, sufficient funds are available in the 2024 Temporary Budget, adopted ordinances or grants, and will be made available in the 2024 Municipal Budget for the City of Lambertville for such services.

NOW, THEREFORE, BE IT RESOLVED that the Council Members of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey hereby confirms the nomination made by Mayor Nowick for the following positions:

Attorney for all matters related to COAH to Kelly Grant of Malamut & Associates, LLC, in an amount not to exceed \$17,500.00, (Budget: \$15,000, Incidentals: \$2,500.00)

Clarke Caton Hintz to amend the manual for Small Cities Grant Administration in an amount not to exceed \$9,500.00 (paid through the grant).

BE IT FURTHER RESOLVED that the not to exceed amount established is for general services only. Additional not to exceed amounts may be established on a per-project basis.

BE IT FURTHER RESOLVED that the Mayor and the City Clerk are hereby authorized and directed to finalize and sign an agreement for the 2024 calendar year.

**BE IT FURTHER RESOLVED** that notice of these actions shall be printed in the January 24, 2024, issue of The Times, N.J.A.C. 5:34-9.5 (d).

ADOPTED: January 18, 2024

Council President Lambert made the motion and Councilman Lide seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. **MOTION CARRIED.**

## **ORDINANCES – FIRST READING**

Mayor Nowick informed the public that Ordinance 01-2024 is on hold waiting for approval from the State of New Jersey.

**Ordinance Number 02-2024:** *An Ordinance of the Lambertville City Code, 2014, Chapter 14, Street Openings, to Include a Provision to Prohibit Obstruction Without First Providing Notice to the City.*

Mayor Nowick read the Ordinance into the record by title. He informed the members of the public that this Ordinance is to address issues recently experienced with contractors closing off public access to sidewalks or discarding debris from roof tops.

### **ORDINANCE NUMBER 02-2024**

*An Ordinance to Amend the Lambertville City Code, 2014, Chapter 14, Street Openings, To Include a Provision to Prohibit Obstruction Without First Providing Notice to the City*

#### **§ 14-1 STREET OPENINGS.**

##### **§ 14-1.1 Permit Required for Street Opening.**

**[1990 Code § 14-1.1; Ord. No. 09-2011; amended 5-19-2022 by Ord. No. 09-2022]**

It shall be unlawful for any person to make any opening through or under the surface of any public City street or right-of-way for any purpose whatsoever without first obtaining a permit from the City. This includes construction of new sidewalks as well as openings in the cartway.

No person shall obstruct the free and lawful passage of pedestrians and vehicles on public sidewalks and upon public rights of way in the City of Lambertville by blocking or closing the right-of-way without first obtaining approvals from the Police Department of the City of Lambertville; except wherein they have applied for a Street or Sidewalk Permit or an Outdoor Seating Permit through the Clerk's Office.

All materials, debris, or items to be removed from any roof, patio, deck, or surface above the second floor (or a height of 12') shall be removed in a manner so as to be controlled or managed in a way that no debris or materials will land on the sidewalk, street, or public way. The use of debris chutes or other means to prevent materials from being blown in the wind shall be required. If construction permits for residential and/or commercial buildings are required, then these measures shall be in compliance with the International Code Council's requirements cited in the International Building Codes chapter for Safeguards During Construction.



Violations

§ 14-3.3 **Penalty. [1990 Code § 14-3.3]**

Any person violating the provisions of this section shall, upon conviction, be liable to the penalty established in Chapter 1, Section 1-5.

INTRODUCED FOR FIRST READING: January 18, 2024

PUBLIC HEARING AND SECOND READING: February 15, 2024

Mayor Nowick asked for a motion to introduce Ordinance Number 02-2024 on first reading with a public hearing scheduled for February 15, 2024. Councilman Lide made the motion and Councilwoman Kominsky seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

**Ordinance Number 03-2024:** *An Ordinance Authorizing an Amendment to the Lease Agreement between the City of Lambertville and Wells Fargo Bank, N.A.*

Mayor Nowick read the Ordinance into the record by title. He informed the members of the public that Wells Fargo is asking to update our lease agreement, to amend it to a month-to-month agreement and change the 90-day termination to read 45 days for the termination notice.

**ORDINANCE NUMBER 03-2024**

*An Ordinance Authorizing an Amendment to the Lease Agreement between the City of Lambertville and Wells Fargo Bank, N.A.*

WHEREAS, the City of Lambertville (the “City”) executed an agreement with the First Fidelity Bank N.A. North Jersey and its successors, which include Wells Fargo Bank, N.A. (“Wells Fargo”), dated April 30, 1990 (the “Lease Agreement”); and

WHEREAS, pursuant to the Lease Agreement, the City is granted certain leasehold rights to a parking lot property owned by Wells Fargo, located between Bridge Street, South Union Street, Ferry Street and Kline’s Court (the “Property”); and

WHEREAS, the City has utilized the Property for public parking purposes since the Lease Agreement was executed; and

WHEREAS, pursuant to the terms of the Lease Agreement, the lease of the Property shall continue on a year-to-year basis unless terminated by either party ninety (90) days prior to the expiration of the annual term, which is defined as April 23 to April 22 of the following year; and

WHEREAS, Wells Fargo is proceeding with the sale of the Property, and therefore the City desires to memorialize the terms of an amendment to the Lease Agreement (the “Amendment”) to provide for a month-to-month lease of the Property by Wells Fargo to the City, which may be terminated by either party upon 45 days’ notice to the other, so as to ensure the opportunity for public parking at the Property continues until the Property is sold.

WHEREAS, Wells Fargo is proceeding with the sale of the Property, and therefore the City desires to memorialize the terms of an amendment to the Lease Agreement (the “Amendment”) to provide for a month-to-month lease of the Property by Wells Fargo to the City to ensure the opportunity for public parking at the Property continues until the Property is sold.

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 as follows:

The Amendment to the Lease Agreement between the City and Wells Fargo is hereby approved.

The Mayor is authorized to execute the Amendment in the form substantially on file with the City Clerk.

INTRODUCTION AND FIRST READING: January 18, 2024

PUBLIC HEARING AND SECOND READING: February 15, 2024

Mayor Nowick asked for a motion to introduce on first reading Ordinance Number 03-2024 with a public hearing on February 15, 2024. Councilman Lide made the motion and Council President Lambert seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

## **ORDINANCES – SECOND READING - NONE**

## **CORRESPONDENCE**

Mayor Nowick read the correspondence into the record by title.

BOARD OF COUNTY COMMISSIONERS, COUNTY OF HUNTERDON: Green Acres Jake's Law Grant for Completely Inclusive Playgrounds

COUNTY OF HUNTERDON PLANNING BOARD: Public Hearing for the Adoption of the Growth Management Plan Meeting scheduled for February 1, 2024, beginning at 8:15 a.m. in the Route 12 County Complex Building 1 Assembly Room, 314 State Route 12, Flemington.

JCP&L verified petition to Establish a Rate for Rider Lost Revenue Adjustment Mechanism ("LRAM") for Sales Losses Incurred During Program Year 1.

## **MAYOR'S UPDATES/ONGOING PROJECTS**

Mayor Nowick gave the following updates:

Holcombe Park/NFWF Grant Update: The meeting for the design charrette will be held on February 22nd and he encouraged members of the public to attend and participate.

Holcombe Park, Green Acres Update: The City will submit the reimbursement packet to Green Acres sometime next week as long as Green Acres accepts the permit for the decommission of the well. The only other thing that remains is the copying of all invoices and purchase orders for the submittal.

Stormwater Utility Feasibility Update: The first Focus Group Meeting is scheduled for January 23, 2024. The meeting will not be open to the public, but the video will be made available to the public after the meeting. The Focus Group includes local businesses, residents representing different neighborhoods, and engineers. This is an eclectic group.

## **ANNOUNCEMENTS**

Mayor Nowick informed the members of the public that information regarding Pet Licensing, Landlord Registrations and Convenience Center hours at listed on the agenda.

Pet Registrations are due by February 29. Registrations received on or after March 1 will be charged the \$25 late fee.

Landlord Registrations are due by March 31<sup>st</sup>. Registrations received on or after April 1, 2024, will be assessed the late fee.

Convenience Center Hours:

Saturday, February 3, and February 17 from 9 am to 12 noon.

Wednesday, February 21, from 3 – 5 pm

## **PUBLIC PARTICIPATION**

Mayor Nowick opened the meeting for the second public participation.

Paul Stevens commented about the condition of the sidewalks at the Wells Fargo Bank after the last storm. He noted that the City should recover the cost for Public Works having to clear the sidewalk.

Jeff Tittel commented that one reason the sidewalks are icy is because people are still pumping out their basements onto the sidewalk and the sidewalk ordinance is not enforced. He suggested the creation of a Flooding Task Force in the City. He feels the City needs a comprehensive, holistic approach to flooding.

Judy Gleason encouraged the City to still consider ways to support the business community during the bridge closure.

Margaret Carmelli thanked the Mayor for meeting with residents and businesses from the North side of the City to discuss flooding. She said commercial landlords have not recovered from COVID or Hurricane Ida. She was disappointed that she did not get an invitation to be a part of the meeting with the resiliency consultant because they spent countless hours to have an impact and offer their services. She is interested in how people were selected to serve on the Focus Group. She would like the Mayor's report every two weeks to include an update on historic structures.

Mayor Nowick asked for a motion to close the public participation session. Councilman Stegman made the motion and Councilman Lide seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

Mayor Nowick responded to the public comments and said he felt Ms. Carmelli might be confusing the Stormwater Utility meeting from the Municipal Assistance grant. Two of the

largest businesses in the City were invited to participate in the Focus Group and they include Niece Lumber and Lambertville Station. The Municipal Assistance Program's first component will be public engagement where anyone can come and express concerns and ask questions. It is a five-step process, and he is happy to forward the information to those who reside on the North end of the City.

Councilwoman Kominsky asked if there was a representative from Council to serve on the Focus Group. Mayor Nowick noted that he is the representative.

### **ADJOURNMENT**

Mayor Nowick asked for a motion to adjourn the meeting at 8 p.m. Councilwoman Kominsky made the motion and Councilman Stegman seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,

Cynthia L. Ege

CMR, RMC, City Clerk