



6:30 P.M., THURSDAY, APRIL 23, 2026, MEETING CANCELLED

**PHILLIP L. PITTORE JUSTICE CENTER
25 SOUTH UNION STREET, LAMBERTVILLE**

Please be advised that the April 23, 2026, session of the governing body has been cancelled. The Ordinances originally scheduled for a public hearing and second reading on April 23, 2026 will be placed on the May 7, 2026, agenda.

Ordinances – Second Reading

- a. ORDINANCE NUMBER 05-2026: *An Ordinance of the City of Lambertville Authorizing the Sale of City-owned Real Property No Longer Necessary for a Public Purpose and Establishing the Procedures Therefore, Concerning Block 1002, Lot 41.01 on the Tax Maps of the City, More Commonly Known as a Portion of the Property Located at 262 North Main Street to Fisherman’s Mark*

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 1002, Lot 41.01, more commonly known as a portion of the property located at 262 N. Main Street (the “Property”); and

WHEREAS, the City has agreed to sell and convey the Property to Fisherman’s Mark (the “Purchaser”) and the Purchaser has agreed to purchase the Property from the City, for a purchase price of \$525,000.00, and subject to the terms and conditions set forth in a Purchase and Sale Agreement between the City and Purchaser (the “Agreement”); and

WHEREAS, the Property is in an area designated by the City as an “area in need of redevelopment” pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”), and the City is entering into the Agreement to convey the Property to Purchaser, as the designated “redeveloper” of the Property, pursuant to the provisions of the Redevelopment Law; and

WHEREAS, the Property is included within the redevelopment plan adopted by the City, known as the “Holcombe Farm Redevelopment Plan,” as same may be amended from time to time (the “Redevelopment Plan”); and

WHEREAS, the City and Purchaser intend to enter into a redevelopment agreement, providing for the development by Purchaser of a project on the Property consisting of the rehabilitation and expansion of the existing food market on the Property and construction of additional social service facilities and adequate parking adjacent to said food market, all in accordance with Redeveloper’s purpose as a nonprofit organization (the “Project”), which Purchaser shall have the right to develop subject to the approval of a Redevelopment Agreement between the City and Purchaser (the “Redevelopment Agreement”).

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the City of Lambertville, as follows:



1. The aforementioned Recitals are incorporated herein as though fully set forth at length.
2. The Governing Body hereby approves the sale of the Property from the City to Purchaser, in the amount of \$525,000.00, and subject to all other terms and conditions set forth in the Agreement. The Mayor and all other necessary City employees, officials and professionals are hereby authorized to take any and all action necessary to effectuate the purpose of this Ordinance, including the executions of documents required to close on the sale of the Property.
3. If any section, subsection, provision, clause, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, such adjudication shall not affect the remaining sections, subsections, provisions, clauses, or portions, which shall be deemed severable therefrom, and construed to give effect to the remaining provisions.
4. All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance, are hereby replaced and/or repealed to the extent of such inconsistency.
5. This Ordinance shall take effect at the time and in the manner provided by law.

INTRODUCED FOR FIRST READING: March 19, 2026

PUBLIC HEARING AND SECOND READING: May 7, 2026

b. ORDINANCE NUMBER 06-2026: *An Ordinance to Amend the Lambertville City Code, 2014, Chapter 2, Administrative Code, and All Other References of a Police Director, to Include Chief of Police*

WHEREAS, the governing body has reviewed the current needs of the police department and have found that there are trends in the hiring of police officers that impact the ability to find qualified individuals to serve and employ; and

WHEREAS, the governing body appreciates the value that having a Police Chief adds to the ability to complete the duties required in policing the community, and

WHEREAS, there is also value in having a Police Director who has the background and experience to manage the department, and

WHEREAS, the governing body would like to have flexibility in the decision-making process for the appointment of the department head of the Police Department, and reserve the right to appoint a Chief of Police or a Police Director to serve in this capacity; and

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 following amendments to the Lambertville City Code, 2014 are hereby authorized:

DEPARTMENT OF PUBLIC SAFETY

[§ 2-10 DEPARTMENT OF PUBLIC SAFETY.](#)



[§ 2-10.1 Department of Public Safety Established.](#)

[Ord. No. 2010-28; amended 3-21-2019 by Ord. No. 03-2019]

Under the supervision of the Mayor, and/or City Business Administrator, there shall be a Department of Public Safety composed of a Chief of Police, Police Director, or Officer-in-Charge, the Police Department and the Office of Emergency Management.

§ 3-1. **CHIEF OF POLICE, POLICE DIRECTOR OR OFFICER-IN-CHARGE.**
[1990 Code §§ 3-5.1—3-5.5; Ord. No. 2009-01 § 1 — 2;
amended 10-17-2019 by Ord. No. 25-2019]

§ 3-1.1. **Establishment.**

There is hereby established the administrative position of Chief of Police or Police Director, which individual shall be charged with the duties of supervising and directing the Police Department and such other duties and responsibilities as established by the Mayor and Council. In the event of a vacancy in the position of Chief of Police or Police Director, the Officer in Charge (OIC) of the Police Department shall perform the responsibilities of the Chief of Police or Police Director until appointment of a successor.

§ 3-1.2. **Appointment/Removal from Office.**

- a. The Chief of Police or Police Director shall be appointed by the Mayor with the advice and consent of the Council.
- b. The Chief of Police or Police Director shall be appointed for a period of one to three years from date of appointment.
- c. The Police Director may be removed from office for cause defined as:
 1. Misconduct.
 2. Mental and/or physical incompetence to perform the duties of the position.
 3. Disobedience of rules and regulations established for the Police Department.
 4. Conviction of a felony.
 5. Failure or neglect to perform the duties as defined in this Article.
 6. Other Sufficient cause.
- d. The Chief of Police may be removed from office for just cause defined as:
 1. Misconduct.
 2. Mental and/or physical incompetence to perform the duties of the position.



3. Disobedience of rules and regulations established for the Police Department.
4. Conviction of a felony.
5. Failure or neglect to perform the duties as defined in this Article.
6. Other Sufficient cause.

§ 3-1.3. Qualifications.

The person appointed to the position of Chief of Police or Police Director shall be qualified by training and experience for the duties of his position, but in no event shall a person be appointed unless such person meets the following minimum qualifications:

- a. Citizen of the United States.
- b. Resident of New Jersey.
- c. A minimum of 10 years' experience as a member of a law enforcement agency, five years of which shall have been in a supervisory and administrative capacity.

§ 3-1.4. Duties and Responsibilities.

- a. The Chief of Police or Police Director shall be the chief administrative and executive officer in the Police Department. He shall be responsible for the protection of lives and property in the City and for the organization and direction of all Police Department activities. He shall organize and direct the Police Department and issue such orders and give such instructions as he may deem necessary or proper from time to time in the administration and management of the Department. He shall coordinate efforts between the Police Department and the Municipal Court in their administrative and reporting functions. His work shall extend to planning, directing and controlling, through subordinates, the police patrol traffic functions. He shall have direct responsibility for activities in police investigation, vice control and internal security within the Police Department. The Chief of Police or Police Director shall be responsible for recruiting and disciplining members of the Police Department and for counseling and training Police Department employees.
- b. The Chief of Police or Police Director shall further specifically:
 1. Plan, organize, direct, supervise and review all activities of the Police Department.
 2. Coordinate the efforts of the Police Department with the court system.
 3. Prepare annual budget requests and recommendations for the Police Department and review all requests for expenditures.
 4. Plan and implement an ongoing program of training and education, subject



to the approval of the appropriate authority, and may participate in the training of subordinates in the law and in the technique and procedures of the various functions, with particular attention to personnel at the supervisory level so that they will be fully apprised of current developments in law enforcement.

5. To keep abreast of the public safety requirements of the City and formulate policies, procedures, written manuals and instructions for the Police Department responsive to determined needs.
6. Supervise and direct all of the operations of the Police Department utilizing supervisory personnel in the Police Department.
7. Establish work schedules, determine beats and shifts and make work assignments.
8. Plan, organize, assign and direct all public safety operations with respect to personnel, equipment and buildings.
9. Respond to the scene of major criminal activity and other major conditions that affect public safety, oversee Police Department operations and render technical and other support as appropriate.
10. With recommendation of subordinate supervisors or on his own initiative, take or recommend disciplinary action in accordance with statutory provisions.
11. Establish performance criteria for the Police Department as a whole, as well as its individual members, and to conduct periodic evaluations to assure compliance with those criteria.
12. Recruit, examine and recommend candidates for positions in the Police Department in reference to appointments and promotions.
13. Shall prefer charges against and, in his discretion, pending a final hearing on the charges, suspend any officer or member of the Department and otherwise exercise control over all subordinates subject to law.
14. Attend meetings and public gatherings to explain the safety activities and functions and to elicit citizen support of police objectives.
15. Plan and supervise programs of crime and accident prevention for the community.
16. Work with community groups to foster community action related to public safety activities.
17. Establish and maintain relations with school, civic and private organizations to assure a full understanding of the public safety effort.
18. Provide technical public safety information to the Mayor and City Council,



the City Clerk, Zoning Officer or other department heads when required.

19. Supervise effective programs for streetlighting, signing and traffic control to ensure vehicle and pedestrian safety.
20. Take an active part in any land use proposals or studies which are or might be conducted for the City, so that adequate consideration is given to the present and future needs of the Police Department as well as to facilities and programs incidental to the function of the Department and the implementation of a program of preventative law.
21. Promote a close liaison with the various agencies of the City and to attend all meetings of the Mayor and Council when necessary to better coordinate the functioning of the Police Department with the work of all municipal agencies.
22. Regularly review the ordinances of the City dealing with public safety to assure their propriety with the prevailing public safety needs of the residents of the City.
23. Assist and cooperate with the Construction Office, Code Enforcement Officer, Board of Health, Public Works Director, City Clerk and Emergency Management Coordinator in the reporting and investigation of any alleged or possible violation of statute, municipal ordinance and/or lawful rule, regulation or order promulgated by those officers and prepare detailed investigation reports and testimony in connection with such alleged violations for use by these bodies and officials in persecutory or enforcement proceedings.
24. Meet, when requested, individually or jointly with the Construction Official, Code Enforcement Officer, Health Officer, Public Works Director, City Clerk or Emergency Management Coordinator for the purpose of discussing existing or anticipated problems and exchanging ideas concerning proposed solutions and keep himself informed about the current activities of these bodies which may involve his office.
25. Submit monthly reports to the appropriate authority, summarizing police activity, crime and enforcement statistics and other relevant information impacting public safety. Periodically review existing policies and procedures, revise as necessary and implement new policies, procedures, general orders and other directives as required due to changing conditions and best operational or administrative practices.
26. Coordinate, wherever possible, all facets of municipal government concerned with the public safety; strengthen the lines of communication between the local, county and state bodies concerned with law enforcement and public safety.
27. Perform related work as required.

§ 3-2. through § 3-4. (RESERVED)



Where references made hereto are for Chief of Police or Police Director, they should be amended to read as follows:

“Chief of Police, Chief of Police or Police Director, or Officer-in-Charge”

Including but not limited to the following Chapters shall be amended:

- 2-10.2 Chief of Police or Police Director
- 2-10.5 Creation of Parking Services Agency
- 3-1 Chief of Police or Police Director
 - 3-1.1 Establishment, Municipal Officers; Procedures; Departments, Boards and Commissions
 - 3-1.2 Appointment: Removal from Office
 - 3-1.3 Qualifications.
 - 3-1.4 Duties and Responsibilities. Municipal Officers.
- 3-17.4 Council Established; Appointment; Compensation; Terms; Vacancies.
- 3-6.1 Creation of Department
- 3-6.8 Special Officers, Municipal Officers
- 3-7 Procedures for Employment of Off-Duty Police Officers.
- 4-.97 Penalties, Police Regulations
 - 4-2.2 Definition of Noise; Prohibited Noises
 - 4-9.4 Exemption to Curfew Restrictions
 - 4-9.6 Enforcement Procedures. Police Regulations.
- 5-1.1 Auto Cab, Taxicab.
- 5-10.4 Application Process for Dealers; Approval or Denial, General Licensing
- 5-10.5 Identification of Seller; Recordkeeping Requirements for the Dealer
- 5-10.6 Retention; Suspension and Revocation; Other Restrictions. General Licensing
- 5-10.8 Fees; Period of License Validity, General Licensing
- 5-12.4 Application Process for Dealers; Approval or Denial, General Licensing
- 5-12.5 Identification of Seller; Recordkeeping Requirements for the Dealers. General Licensing
- 5-12.6 Retention; Suspension and Revocation; Other Restrictions. General Licensing
- 5-12.8 Fees; Period of License Validity
- 5-5.10 Appeals. General Licensing
- 5-5.8 Investigation of Applicant
- 5-9.3 License Term, General Licensing
- 5-9.5 Investigation and Inspection. General Licensing
- 5-9.6 Disapproval of License; Suspension; Revocation.2-10.5 Creation of Parking Services Agency
- 5-9.7 Rules and Regulations; Amendments, General Licensing
- 7-17.10 General Regulations Applicable to Operation of Valet Service.



- 7-17.2 Valet Parking Service Areas – Designation.
- 7-17.6 Application for Valet Parking Operator License; Qualifications
- 7-4.2e1 Emergency
- 7-4.7 Parking Restriction for Use by handicapped Persons
- 10-6.10 Enforcement, Building and Housing;
- 10-6.3(5) Designated Representative
- 10-6.3, Building and Housing, Definitions
- 10-6.5 General Provisions Regarding Installation Activation and Operation of New Alarm System.
- 10-6.7 Penalties for Owners, Users, Alarm Businesses Engaged in the Operation, Installation or Maintenance of Alarm Systems or Devices, Building and Housing
- 10-6.9 General Regulations
- 10-7.1 (10) Rental Housing Officer
- 14-1.5 Construction of a Driveway.

INTRODUCED FOR FIRST READING: March 19, 2026

PUBLIC HEARING AND SECOND READING: May 7, 2026

- c. ORDINANCE NUMBER 07-2026: An Ordinance to Amend the Lambertville City Code, 2014, Chapter XVI, Cannabis, Section 16-12, Maximum Number of Permits

ORDINANCE 07-2026

An Ordinance to amend the Revised General Ordinances of the City of Lambertville, 1990, Chapter XVI, Cannabis, Section 16-12, Maximum Number of Permits

WHEREAS, the City of Lambertville (the “City”) is a public body corporate and politic of the State of New Jersey; and

WHEREAS, Chapter XVI, entitled “Cannabis,” Section 16-12 “Maximum Number of Permits” of the Revised General Ordinances of the City (the “Code”) provides for licensing and operation procedures as it relates to cannabis retailers in the City, in accordance with the provisions of the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” comprising *N.J.S.A. 24:61-31 et seq.*, and in accordance with the rules and regulations of the Cannabis Regulatory Commission; and

WHEREAS, the City has determined that there is a need to modify the number of permits to be issued, as set forth in the Code, for Class 5 Cannabis Retailer operations; and

BE IT ORDAINED by the Mayor and City Council of the City of Lambertville, County of Hunterdon, State of New Jersey, that the revised general ordinances of the City of Lambertville, 1990, Chapter XVI, Cannabis, Section 16-12, Maximum Number of Permits, be amended as follows (additions appear underlined, deletions appear in strikethrough):

§ 16-12 MAXIMUM NUMBER OF PERMITS.

- a. *Number.* The Maximum Number of Permits in the City for Class 5 Cannabis Retailer licensed



under CREAMMA, shall be three. four.

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

c. A Permittee or entity may not hold more than one Cannabis Class 5 Retailer Permit within the City.

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

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

2. Two Class 5 Cannabis Retailer Permits shall be allowed to operate in the C-3 General Commercial District, with one Class 5 Cannabis Permit located in the North C-3 District, and one Class 5 Cannabis Permit located in the South C-3 District.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the City of Lambertville, as follows:

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

2. Chapter XVI, Cannabis, Section 16-12, Maximum Number of Permits is hereby amended as set forth herein.

3. If any section, paragraph, subdivision, clause, sentence, phrase or provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

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

5. This Ordinance shall take effect immediately on approval by the Governing Body and publication as required by law.

INTRODUCTION AND FIRST READING: March 19, 2026

PUBLIC HEARING AND SECOND READING: May 7, 2026