

City of Lambertville

Affordable Housing Advisory Committee

7 p.m., Wednesday, January 22, 2025, Meeting Minutes

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: Meeting notice was provided to the Hunterdon County Democrat and the Trenton Times. The meeting agenda was posted on the bulletin board at City Hall and the website at www.lambertvillenj.org.

Roll Call

The City Clerk called the roll as follows:

Present: Paul Kuhl, Planning Board Representative, Brian Kelly, Zoning Board of Adjustment Representative, Michelle Harris, Community Representative - via zoom, Paul Stevens, Community Representative, Julia Taylor, Community Representative, David Minno, Fisherman's Mark Representative, Sean Goodwin, Community Representative, Evan Lide, Councilman, Andrew J. Nowick, Mayor, and Cynthia Ege, Municipal Housing Liaison.

Also present: Elaine Clisham - CCH, Kelly Grant – Malamut

Pledge of Allegiance

Mayor Nowick led the public in the Pledge of Allegiance.

Welcome

Mayor Nowick welcomed the committee members and thanked them for their willingness to serve on the committee. He informed the members that the Governing Body confirmed their appointment by resolution and that all meetings will be open to the public. The City Clerk will create minutes, and all meetings will be streamed live and recorded using the Zoom Meeting Platform. He would like to keep the meetings to 90 minutes to honor everyone's time. This committee will make recommendations for Affordable Housing to the Governing Body for the fourth round. Discussion ensued regarding the third-round obligation and members expressed their opinion regarding the value of revisiting the third round. It was decided that the Committee will review the third and fourth round obligations

Mayor Nowick commented that in the next six months the committee will work to meet the deadlines established by the court for the fourth round of Affordable Housing.

Meeting Schedule

Mayor Nowick led a discussion about availability of the committee for meetings. After some discussion, the following schedule was confirmed for the first six months of 2025, and to be revisited in June:

Second Monday of every month at 8:30 a.m., at the Phillip L. Pittore Justice Center

Fourth Wednesday of every month at 7:00 p.m., at the Phillip L. Pittore Justice Center

The City Clerk and MHL will prepare a meeting schedule to circulate among the committee. Once confirmed that there are no conflicts, the Clerk will send out calendar invitations to the committee members.

Mission Statement

The purpose of the committee is to make recommendations for the Governing Body to benefit the housing element and the fair share plan. Members felt the following was important for the mission statement:

- Outreach to property owners;
- Transparency;
- Consensus to explore a given degree of different options to consider, come up with more than one path;
- Presentations need to be well articulated, so we don't spend time revisiting the same thing;
- FAQ Sheet and be mindful about how it is presented;
- It isn't entirely about the numbers; it is about doing the right thing;

Fourth-Round Housing Element and Fair Share Plan

Timeline/deadline

Adoption of Resolution Setting Forth Lambertville's affordable housing obligations – January 31, 2025;

Lambertville adopted the resolution on January 16, 2025.

Filing of Declaratory Judgement action and resolution with the Affordable Housing Dispute Resolution Program – February 3, 2025;

Lambertville filed the Declaratory Judgement action with the resolution on January 17, 2025.

Challenges to Lambertville's stipulated Present and Prospective Fair Share Obligations must be filed with the program – February 28, 2025;

Program must issue a decision on any challenges to Lambertville's stipulated Present and Prospective Fair Share Obligations – March 31, 2025;

Fourth Round Housing Plan Element and Fair Share Plan must be adopted and filed no later than 48 hours after adoption, or June 30, whichever is sooner.

Deadline for challenges to Lambertville's HPE/FSP – August 31, 2025

All Ordinances necessary to facilitate implementation of the HPE/FSP must be adopted by March 15, 2026.

Mechanisms

Accessory Apartments

Lambertville currently has 2 that are deed restricted. One is active, One is in process
John Munice property was discussed. Status needs to be confirmed.

Deed Restrictions

Accessory Apartments – 10 years

Owner Occupied – 30 years

Rental Units – 40 years

Vacant Land Adjustment: discussion ensued. Elaine Clisham, representing Clarke Caton Hintz, felt it was necessary to revisit the Vacant Land Adjustment because in the fourth round, you need to provide realistic redevelopment opportunities. We need to look at properties that are underutilized.

Resources

The City's website has a lot of information and resources listed. Julia Taylor and Sean Goodwin will work on the FAQ to post on the city's website and make it available to the public.

Public Participation

Sandy Hanna asked about the cabin on the Closson property. Mayor Nowick responded that the City is in talks with Habitat for Humanity for that area of the property to use for affordable housing units.

Jeff Tittel commented that the city needed to do an analysis and develop criteria. There will be many sites for redevelopment, and he mentioned Valparaiso's, Finkle's, CVS, Village Apartments, the Bank site on Bridge Street. He also suggested that the City look for additional partners such as NORWESCAP.

Adjournment

The meeting adjourned at 8:35 p.m. with a motion made by Councilman Lide and seconded by Paul Kuhl. An affirmative voice vote was taken by all members present.

The next meeting is scheduled for February 10, 2025, at 8:30 a.m. at the Phillip L. Pittore Justice Center.

Respectfully submitted,

Cynthia L. Ege

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City Clerk