

City of Lambertville

AFFORDABLE HOUSING ADVISORY COMMITTEE

8:30 A.M., FEBRUARY 10, 2025

PHILLIP L. PITTORE JUSTICE CENTER, 25 SOUTH UNION STREET

MEETING MINUTES

STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT

This meeting is being held in compliance with the Open Public Meetings Act with notice provided to the Trenton Times, the Hunterdon county Democrat, and the meeting agenda was posted to the website and the Bulletin Board at City Hall.

ROLL CALL

Present: Brian Kelly, Michelle Harris, Paul Stevens, Julia Taylor, David Minno, Sean Goodwin, Evan Lide, Andrew J. Nowick, and Cynthia Ege.

Absent: Paul Kuhl, Andrew J. Nowick

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

PLEDGE OF ALLEGIANCE

Councilman Lide led the AHAC and members of the public in the Pledge of Allegiance.

REVIEW OF DOCUMENTS SENT TO THE COMMITTEE

MEETING MINUTES – Councilman Lide asked the members if they had an opportunity to review the January 22, 2025, meeting minutes. Paul Stevens commented that we should amend the section where the committee discussed the fourth round to include the third and fourth because they were intertwined. Councilman Lide asked for a motion for approval subject to that correction. Brian Kelly made a motion to approve the minutes as amended. Paul Stevens seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

MISSION STATEMENT – Michelle Harris and Paul Stevens informed the membership that they collaborated and produced two versions and felt that by having multiple versions, it would better reflect the committee’s structure.

They will be put in the meeting folder and discussed and approved at this meeting. The mission statement is conceptually reflective, and they also have another document that includes a commitment to action written by Julia Taylor.

FAQ SHEET– Julia Taylor and Sean Goodwin

**AFFORDABLE HOUSING ADVISORY COMMITTEE
FEBRUARY 10, 2025, MEETING MINUTES
PAGE NUMBER 2**

Sean Goodwin reported the prior FAQ will be updated to include procedure, statute requirements, prioritize concerns, fix spelling information, and include timeline of process. It will focus on the concerns of residents.

Adding the rule changes between the third and fourth round was discussed.

The Fair Share Guide to Fourth Round will be added to the list of resources.

It was important that the committee and the public know that this is a living document.

The February 6th Council meeting was discussed, and it was suggested that we include some things that were discussed at that meeting in the FAQ.

VII. Vacant Land Analysis – Elaine Clisham

Ms. Clisham reported that the process is to take the third-round vacant land analysis and document the changes such as anything new, any lots that are included that are no longer vacant. They will be discussing the list with the Construction Office to confirm the status of properties. This will be completed in early March.

How does the vacant land relate to the properties to investigate?

Ms. Clisham reported that the vacant land analysis essentially says you have obligation, but not enough land, where is the land and the density, how many in aggregate. The new law throws one more wrinkle (requirement) regarding the realistic development and unmet need. Realistic Development means you must provide a realistic opportunity for the development of units. Unmet need is what you will try to deliver. In the fourth round, you have to be able to show you have enough opportunities for redevelopment to cover 25% of unmet need. Properties that are likely to be redeveloped.

The questions were raised about the use of eminent domain and the need to be explained in FAQs. Councilman Lide commented that it is not the City's intent to use eminent domain or to take properties. Instead, the list is more to explore opportunities.

MECHANISMS FOR COMPLIANCE –Elaine Clisham

In the interest of time, it was noted that the memorandum prepared by Ms. Clisham was in the meeting folder.

PROPERTIES TO DISCUSS

**AFFORDABLE HOUSING ADVISORY COMMITTEE
FEBRUARY 10, 2025, MEETING MINUTES
PAGE NUMBER 3**

There was a quick review of the draft list of properties on the spreadsheet and what this means. The idea is to revise, update and add to it, and remove what is not useful. This includes properties with environmental issues, located in the flood plain, slope issues will all be noted in the revised spreadsheet. Members will send Cindy a list to add to it. It will also include a phase list.

Clarke Caton Hintz will put the properties on the list on a map for everyone to see. Julia Taylor will work with Clarke Caton Hintz and the City Clerk to revise the list to include critical components and to create a map using the GIS tools. The map and the list of properties will be released together once finalized, and after the City has had an opportunity to inform the property owners of their inclusion and why. At this point, they are both in draft form and not subject to OPRA.

MUNICIPAL HOUSING LIAISON UPDATE – Cindy

Mrs. Ege informed the group that the city will file our annual report today. She noted that the report is due on Saturday, February 15, today.

Calendar invites will be sent to the membership so that they have it on their meeting schedule.

PUBLIC PARTICIPATION – None

ADJOURNMENT

The meeting adjourned at 9:29 a.m. with a motion made by Paul Stevens and seconded by Michelle Harris. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

Respectfully submitted,

Cynthia L. Ege
City Clerk