

AFFORDABLE HOUSING ADVISORY COMMITTEE
7:00 P.M., FEBRUARY 26, 2025
PHILLIP L. PITTORE JUSTICE CENTER, 25 SOUTH UNION STREET
MEETING NOTES

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 of compliance into the record: This meeting is being held in compliance with the Open Public Meetings Act with notice provided to the Trenton Times and the Hunterdon County Democrat, and the meeting agenda was posted on the bulletin board at City Hall and the city's website at www.lambertvillenj.org.

ROLL CALL

Present: Brian Kelly, Paul Kuhl, Sean Goodwin, Michelle Harris, David Minno, Paul Stevens, Julia Taylor, Councilman Evan Lide, Mayor Nowick, and Cynthia Ege, City Clerk and Housing Liaison.

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

PLEDGE OF ALLEGIANCE

Mayor Nowick led the public in the Pledge of Allegiance.

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Eliane Clisham, City Planner, and Julia Taylor, member, suggested the following amendments:

Page 2, number VII, Vacant Land Analysis, paragraph 2, sentence two was changed to read: The new law throws one more wrinkle (requirement) regarding the realistic development and unmet need.

Councilman Lide made the motion to adopt the minutes as amended. Michelle Harris seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present, with Mayor Nowick and Paul Kuhl abstaining. MOTION CARRIED.

MISSION STATEMENT – MICHELLE HARRIS AND PAUL STEVENS

The committee reviewed two versions of the proposed mission statement. They are as follows:

AHAC Mission Statement Draft 1 – written by Michelle Harris

The AHAC will develop a holistic strategy to meet Lambertville's NJ state-mandated affordable housing responsibilities. Through an open, transparent process, the committee will develop input to a Housing Element and Fair Share Plan that identifies pragmatic options to meet the City's collective remaining Third Round and new Fourth Round requirements while also reflecting broader community priorities and concerns raised by City residents. The AHAC will analyze and assess options and document a final recommendation for City council to consider.

AHAC Mission Statement Draft 2 – written by Paul Stevens

The AHAC will develop a holistic strategy to address Lambertville's short- and medium-term affordable housing responsibilities. Using an open, transparent process, through a comprehensive examination of compliance mechanisms, the committee will identify

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potential, pragmatic options for affordable housing sites within the City. The pros and cons, as well as the impacts on the City, of the options will be analyzed, assessed and articulated to develop and document a final recommendation for the Council to pursue in crafting a Housing Element and Fair Share Plan for the 3rd and 4th Round Affordable Housing obligations.

Mayor Nowick asked the committee which version they preferred. Discussion ensued. Julia Taylor suggested an edit to include the word proactive to version 1. Mayor Nowick commented that this is an advisory committee, and the Governing Body will re-evaluate the need for the committee in June and if they are in support, will adopt an Ordinance to codify the committee.

The final mission statement reads as follows:

The AHAC will develop a proactive, holistic strategy to meet Lambertville's NJ state-mandated affordable housing responsibilities. Through an open, transparent process, the committee will develop input to a Housing Element and Fair Share Plan that identifies pragmatic options to meet the City's collective remaining Third Round and new Fourth Round requirements while also reflecting broader community priorities and concerns raised by City residents. The AHAC will analyze and assess options and document a final recommendation for City council to consider.

Councilman Lide made a motion to adopt the Mission Statement as amended. Paul Kuhl seconded the motion. A roll call vote was taken in favor of the motion by all members present.
MOTION CARRIED.

FAQ SHEET– JULIA TAYLOR AND SEAN GOODWIN

Julia Taylor and Sean Goodwin informed the membership that they were still working on the FAQ sheet and will have a draft version ready for the March 10th session.

VACANT LAND ANALYSIS - ELAINE CLISHAM

The Vacant Land Analysis (VLA) is used in land-constrained municipalities to determine their Realistic Development Potential (RDP). The analysis includes an inventory of every vacant property in the municipality that could support development of affordable housing. The analysis considers properties as contributing to the RDP if they can support at least five new housing units at a minimum density of six units per acre. At this minimum development level, one unit of affordable housing would be generated, assuming a 20% inclusionary set aside requirement. The total development potential of all buildable vacant lots determines a municipality's RDP

In the third round, Lambertville used a VLA to determine its RDP of 88 units. The City and our planning consultants are coordinating to review and, if needed, update the VLA. The review will determine if there are any newly vacant properties that could generate RDP and if any of the properties that generated RDP in the third round have been developed. While the review is still underway, it appears as though there is no newly vacant land in the city that would contribute to the fourth round RDP. In addition, the NJ Department of Community Affairs assigned Lambertville a Land Capacity Factor of 0% in its advisory calculations of fourth round obligations, and the entirety of the City is in state Planning Area 4, where development is to be limited and conservation is to be encouraged, both of which also suggest that Lambertville will not have a fourth round RDP. This remains to be confirmed.

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TIMELINE REVIEW

Elaine Clisham gave the following timeline review, along with who has primary responsibility.

- Housing Plan Element updated: February 28, Elaine (working on this now)
- Vacant Land Analysis: By March 14, Elaine/Michael, with help from Cindy
- Fourth Round Compliance Plan finalized: By March 31, earlier if possible: Affordable Housing Advisory Committee
- Draft Fair Share plan for committee/PB review: By April 23, Elaine/Michael. This is a VERY tight turnaround, so if the compliance plan can be finalized before March 31, so much the better.
- Draft Housing Element and Fair Share plan on file and notice for planning board public hearing: April 27 for May 7 hearing; May 11 if hearing is May 21. Because this is a public hearing on an element of the master plan it requires 10 days' notice.
- Governing body endorsement of Housing Element and Fair Share Plan: Any time before June 30. Adopted resolutions must be provided to the court program within 48 hours of adoption .

Discussion ensued. The following is an overview of the details:

- Planning Board is responsible for adopting the Housing Element and Fair Share Plan no later than June 30, 2025. The governing body will need to endorse the plan, but that is not required by June 30, 2025. The Mayor would like to have it endorsed, so that the City can move forward with the other ordinances required for adoption by March of 2026.
 - The Housing Element and Fair Share Plan needs to be publicly available in the Clerk's Office for 10 days prior to final adoption by the Planning Board.
- Fair Share Housing will only get involved in the process if there is a challenge.
- The Affordable Housing Advisory Committee may need to revise the meeting schedule to accommodate the timeline for adoption of the Housing Element and Fair Share Plan, so that they can weigh in before it goes to the Planning Board.
- Mechanisms were briefly discussed.
 - Area in Need of Redevelopment
 - Area in Need of Rehabilitation
 - Overlay ordinances. To meet the June 30 deadline, the City may propose overlay ordinances and later determine that a redevelopment or rehabilitation designation is more appropriate.
 - We have three overlays, and they include:
 - Burd Property on Cottage Hill
 - Corboy Property
 - Cracker Factory Property
- Timeline Concerns were expressed for rushing things. This body should realign the meetings so that this board can look at things before they go to the planning board.

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MAYOR'S REPORT

Mayor Nowick informed the members and the public that he wrote to Judge Miller and the Court Adjudicator, Frank Banisch to request a meeting to discuss the potential benefits to combining the third and fourth rounds. This would not change the timeline.

DRAFT LIST OF PROPERTIES

Mayor Nowick acknowledged all of the hard work several members of the AHAC did on the list of properties, which now includes links to key documents related to the history of each property. There is a map completed by Clarke Caton Hintz that includes most of the properties.

Mayor Nowick asked the committee and the members of the public to notify the city of any property that should be included on the list. This is a living document that will change over time.

The following properties will be added to the list: Giuseppe's on Bridge and Union Street, North Union Street Parking Lot, 75 South Main Street (approved accessory apartment), North Franklin Street garages, property next to 25 South Union Street (northerly side), gas station on Quarry Street, and the American Legion.

NEXT MEETING – March 10, 2025

NORWESCAP will give a presentation.

Revisit the third round so that we understand what we need to solve for.

PUBLIC PARTICIPATION

Jeff Tittel: was supportive of combining the third and fourth round. He expressed concern for Khov gaining intervener status. He said the city needs to have an alternate plan to try to keep them from intervening. You need to figure out what can go where, what is feasible, and how quickly you can do an overlay. He also said Roy Myers has acres of land he is selling. He also advised that until a property owner files an application, the city has the ability to change zoning. We have short buildings in the CBD, we should plan incentives to add second and third stories, and to convert upper floors to affordable units.

Sandy Hanna asked about the Carriage House on Church Street. Councilman Lide reported that the building sold.

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

ADJOURNMENT

The meeting adjourned at 8:33 p.m. with a motion made by Paul Kuhl and seconded by Paul Stevens. An affirmative voice vote was taken in favor of the motion by all members present. MOTION CARRIED.

Cynthia L. Ege
CMR, RMC, City Clerk

02-26-2025 MINUTES, ADDENDUM A

Lambertville Affordable Housing -

Sites for Consideration and Mechanisms - Updated 2.25.25 (Amended 2.26.25 during AHAC mtg)

Site #	Name	Block	Lot	Address	Neighborhood	Ownership	Gross Acreage (GIS)	Constrained Acreage	Net Developable Acreage	Flood Zone	Notes	Potential 4th Round Mechanism	Potential 4th Round Unit Yield	3rd Round Mechanism	3rd Round RDP	3rd Round Bonuses	3rd Round Unmet Need	3rd Round Status	3rd Round Notes
1	Rago Auctions - main gallery	1003	4	333 N. Main St.	North End	David Rago Realty Inc.	1.97	0.00	1.97	Partial		Inclusionary Overlay							
2	CVS complex - CVS and parking	1004	1	1 Cherry St.	North End	Allied Village Square LLC	2.22	0.00	2.22	Partial	CVS lease up in 2026? Will they renew?	Inclusionary Overlay							
2	CVS complex - apartments, commercial	1004	2	11-65 Cherry St.	North End	Allied Village Square LLC	0.67	0.00	0.67	Partial		Inclusionary Overlay							
3	Village Apartments (former, vacant)	1004	3	295 N. Main St.	North End	Lambertville Village Realty c/o AWS Properties	1.82	0.00	1.82	Most	Property severely damaged during Ida. City completed an Area in Need of Redevelopment Study in January 2022, and designated it an area in need of redevelopment w/ condemnation in March 2022 . However, no redevelopment plan has been drafted or adopted. New flood rules require greater elevation Any development here would be taller and denser than the previous use.	Inclusionary overlay or Redevelopment Plan							
4	Residential - single family	1004	4	275 N. Main St.	North End	Kathy Begg & Barbara Klein	0.58	0.00	0.58	Partial	Adjacent to former Village Apartments site.	Inclusionary overlay or Redevelopment Plan							
5	Closson Farm - log cabin (vacant)	1002	41		North End	City of Lambertville	8.48	0.39	8.09	No	Potential site of Habitat project for five or six affordable for-sale townhomes.	100% Affordable Development	6						
6	Canal Studios - Luminary, Tavola Rustica, offices	1005	15	243 N. Union St.	North End	Maxwell Assets Inc.	0.72	0.00	0.72	Yes		Inclusionary Overlay							
7	Niece Lumber, Owowcow	1005	17	237 N. Union St.	North End	CA Niece Co., Inc.	2.44	0.06	2.38	Partial		Inclusionary Overlay							
8	Basil Bandwagon	1005	17.01	239 N. Union St.	North End	Canal Properties	0.60	0.00	0.60	Yes		Inclusionary Overlay							
9	Diamond Silver - office building	1006	1	24 Arnett Ave.	North End	Route 12-1 Properties LLC	2.13	0.00	2.13	Partial		Inclusionary Overlay							
10	Rago Auctions - annex gallery	1006	13	243 N. Main St.	North End	245 North Main Acquisition LLC	1.28	0.05	1.23	No	A tiny bit of the north side of the property is in the flood zone.	Inclusionary Overlay							
11	Spokeworks - driveway, parking	1006	35	20 Elm St.	North End	MSMJ Associates, LLC	0.40	0.00	0.40	No		Inclusionary Overlay							
11	Spokeworks	1006	36	204 N. Union St.	North End	MSMJ Associates, LLC	0.38	0.00	0.38	No		Inclusionary Overlay							
11	Spokeworks	1006	37	204 N. Union St.	North End	MSMJ Associates, LLC	0.01	0.00	0.01	No	No street access.	Inclusionary Overlay							
11	Spokeworks	1006	38	220 N. Union St.	North End	MSMJ Associates, LLC	0.17	0.00	0.17	No		Inclusionary Overlay							
11	Spokeworks - parking	1006	40	240 N. Union St.	North End	MSMJ Associates, LLC	0.82	0.01	0.81	No	A tiny bit of the north side of the property is in the flood zone.	Inclusionary Overlay							
11	Hash House	1006	39	236 N. Union St.	North End	UNION 236 LLC	0.06	0.00	0.06	No		Inclusionary Overlay							
12	Niece Lumber	1009	20	3 Elm St.	North End	Niece, Chester Inc.	0.63	0.00	0.63	No		Inclusionary Overlay							
13	Rago - storage	1008	2	199 George St.	North End	Eight Ball Enterprises, LLC	0.15	0.00	0.15	No		Inclusionary Overlay							
14	South Hunterdon Apartments	1010	3	181 N. Main St.	Downtown	Northwest NJ Housing Development Corp	0.42	0.00	0.42	No	HUD agreement expired; would need gut rehab or demolition/reconstruction for future credit, along with relocation of 14 households. What is involved in potential transfer of property?	Inclusionary overlay or Redevelopment Plan							
15	Residential - accessory dwelling unit; carriage house	1019	9	118 N Union St.	Downtown	John Munice	0.12	0.00	0.12	No	Controls expired; could be renewed for future round compliance. Owner is currently not interested in future restrctions.	Renew Deed Restriction	1	Accessory Apartment	1			Complete	
16	Residential - attached unit	1002	68	152 York St.	Downtown	Mary T. Harter	0.01	0.01	0.00	No	In and out of foreclosure; could Habitat purchase and deed-restrict?	Market-to-Affordable							
18	Methodist Church (former, vacant)	1024	10	108 N Union St.	Downtown	Centenary Methodist Church	0.13	0.00	0.13	No	Potentially under contract; would be a long, painstaking process to refit for residential use.	Inclusionary overlay or Redevelopment Plan							
19	Coryell's Ferry Landing - apartments	1022	13	47 Lambert Lane	CBD	Coryell's Landing LLC	0.31	0.01	0.31	Yes	Potential for deed-restricting one or two apartments in return for rehab funds. Limited emergency egress.	Market-to-Affordable							
20	Finkle's Warehouse (former, vacant)	1022	10	4 Coryell St. Rear	CBD	Lambert Warehouse LLC % A Chalofsky	0.21	0.00	0.21	Partial		Inclusionary overlay or Redevelopment Plan							
20	Finkle's Warehouse (former, vacant)	1022	11	4 Coryell St. Rear	CBD	Lambert Warehouse LLC % A Chalofsky	0.28	0.01	0.28	No	A tiny bit of the west side of the property is in the flood zone.	Inclusionary overlay or Redevelopment Plan							

21	Finkle's Lighting (former, vacant)	1030	12	10 Coryell St.	CBD	Lambert Warehouse LLC % A Chalofsky	0.21	0.00	0.21	No		Inclusionary overlay or Redevelopment Plan				
20	Finkle's Hardware (former vacant)	1035	27	7 Coryell St.	CBD	Lambert Warehouse LLC % A Chalofsky	0.28	0.02	0.26	No		Inclusionary overlay or Redevelopment Plan				
22	Peace Pies (former, vacant)	1035	8	19 N Union St.	CBD	Klause Enterprises	0.05	0.00	0.05	No	Already have mandatory set-aside ordinance; what else can we offer to encourage building up? If nothing, suggest removing properties re site 22.	Inclusionary Overlay				
22	Pederson Gallery (former, vacant)	1035	9	17 N Union st.	CBD	Lawrence Corcoran	0.03	0.00	0.03	No	Already have mandatory set-aside ordinance; what else can we offer to encourage building up? If nothing, suggest removing properties re site 22.	Inclusionary Overlay				
22	Lovrinic's Antiques (former, vacant)	1035	9.01	15 N Union st.	CBD	Lovrinic, John & Barbara	0.04	0.00	0.04	No	Already have mandatory set-aside ordinance; what else can we offer to encourage building up? If nothing, suggest removing properties re site 22.	Inclusionary Overlay				
22	CBD shop/barber shop	1035	10	13 N Union St.	CBD	MADALEX GROUP LLC	0.06	0.00	0.06	No	Already have mandatory set-aside ordinance; what else can we offer to encourage building up? If nothing, suggest removing properties re site 22.	Inclusionary Overlay				
23	Jesus School (former, vacant)	1038	3	9 N Main St	CBD	St. John the Evangelist RC Church	0.12	0.00	0.12	No	Would parish be interested in selling?	Inclusionary Overlay				
24	Wells Fargo bank (former, vacant)	1041	1	33-37 Bridge St.	CBD	Wachovia Bank NA	0.15	0.00	0.15	No		Inclusionary Overlay				
24	Wells Fargo - parking lot	1041	2	37 Bridge St.	CBD	Wachovia Bank NA	0.17	0.00	0.17	No		Inclusionary Overlay				
25	Residential - apartment	1074	2	6 Lilly St.	South End	City of Lambertville	0.33	0.00	0.33	No	40-year deed restriction would make it eligible for 4th Round credit.	Deed Restriction	1	100% Affordable	1	Complete
26	Residential - multi-family townhouse	1046	5	26 S Main St.	South End	Natalie Rivera	0.03	0.00	0.03	No	3rd Round mechanism - accessory apartment with 10-year deed restriction. Currently vacant, may be for sale.	Market-to-Affordable				
27	Parts, Bikes & Rides Auto Maintenance	1046	9	5 Route 165	South End	Hood Inc.	0.20	0.03	0.17	No	A tiny portion of the southern part of the property is in the flood zone.	Inclusionary Overlay				
27	Valparaiso's complex	1046	10	1 Route 165	South End	Wallace-Richards Inc.	0.30	0.00	0.30	No	Not in flood zone, but basement units flooded during Ida.	Inclusionary Overlay				
28	Lambertville Station	1043	2	2 Station Ct.	CBD	HOUSTON-MDL LLC & LSRI HOLDINGS LLC	0.96	0.00	0.96	No	A tiny portion of the northern part of the property is in the flood zone. Was included in 2018 VLA as generating RDP.	Inclusionary Overlay				
28	Lambertville Station	1043	7	11 Bridge St.	CBD	HOUSTON-MDL LLC & LSRI HOLDINGS LLC	1.66	0.07	1.59	Most		Inclusionary Overlay				
28	Lambertville Station	1043	7.01	9 Bridge St.	CBD	HOUSTON-MDL LLC & LSRI HOLDINGS LLC	1.41	0.07	1.34	Most		Inclusionary Overlay				
29	Commercial - Gio, Red Line, etc.; partially vacant	1052	12	77 S. Union St.	South End	Estate of Edith Lois Birum	0.23	0.00	0.23	No	Lot depth 50 feet from Mount Hope Street at canal end, 34 feet at S. Union St. end.	Inclusionary Overlay				
30	Mixed use - South Side Laundromat, Form + Matter, apartment	1050	28	99 S. Main St.	South End	Alb Building LLC	0.14	0.00	0.14	No	Lot depth 40 feet from Mount Hope Street.	Inclusionary Overlay				
31	RiverWalk - commercial	1055	1	199 S. Main St.	South End	Eugen & Gail Albert	4.29	1.56	2.73	No	A tiny portion of the northern part of the property is in the flood zone.	Inclusionary Overlay				
33	Little Haven Group Home - boarding house	1064	1	47 Lincoln Ave.	Cottage Hill	Jung Gue & Gue Yol Pak	0.93	0.00	0.93	No	100% affordable supportive group home.		11		7	Complete
33	Little Haven Group Home - boarding house	1064	1.01	56 Douglas St.	Cottage Hill	Jung Gue & Gue Yol Pak	0.25	0.00	0.25	No	3rd Round compliance mechanism.					
21	Strand Theater (former)	1030	11	12-14 Coryell St.	CBD	12 Coryell St LLC	0.20	0.00	0.20	No	Just sold; removed from map.	Overlay				
28	Railroad ROW	1043	4		CBD	BLACK RIVER & WESTERN CORP	5.03	0.57	4.45	No	Linear property; probably not buildable. Suggest we remove.					
28	Lambertville Station	1043	5	4 Station Ct.	CBD	DELAWARE POWER BOAT CO-MASTERSON	12.41	12.41	0.00	No	Apparently now owned by the state, not reflected in TaxMap data. Also includes the sewage treatment plant.					
32	Vacant Land	1069	4	113 Swan St.	South End	Caroline Ely c/o of City of Lambertville	0.87	0.59	0.28	No	Was on 3rd Round vacant land analysis as no development potential; too constrained by steep slopes; now removed from map.	NA				
	Residential - single family (Habitat for Humanity)			32 Belvidere Ave.	Connaught Hill							100% Affordable	1			Complete
	Residential - single family (Habitat for Humanity)			34 Belvidere Ave	Connaught Hill							100% Affordable	1			Complete
	Residential - single family (Habitat for Humanity)			84 York St.	Downtown							100% Affordable	1			Complete
	Residential - single family (Habitat for Humanity)			82 York St.	Downtown							100% Affordable	1			Complete
	Heritage Village			258 Brunswick Ave.	Cottage Hill					34 of 37 available units were claimed in the 3rd Round, so 3 can be claimed in the 4th Round.	100% Affordable App restricted	3		22	12	Complete

00 units total, some completed with RGA funds as Lambertville can only claim 27

Lambertville High School Redevelopment Area	1073	1, 3, 5, 6, 7, 8, 9, 10, 11, 22.01, 32, 33	Multiple	Connaught Hill	Merrick WilsonAcademy Hill			Inclusionary Development	28	22	Complete w/ caveats	Redevelopment plan w/ condemnation adopted in 2018 and amended in 2020 to remove condemnation. Lambertville met the HEFSP requirement by adopting the redevelopment plan. Subsequent efforts by KHov to develop the site at a greater density than permitted in the redevelopment plan led to community opposition and the Council's decision to discontinue negotiations with KHov as the appointed conditional redeveloper. KHov has now filed a motion with the NJ Superior Court seeking to Intervene and Rescind Conditional Judgement of Compliance and Repose.	
	1090	4, 5											
	1091	1, 1.01											
Lambertville Police Station	1003	3	349 N Main St.	North End	City of Lambertville			Inclusionary Development			5	Incomplete	The City designated the property an Area in Need of Redevelopment and adopted a
Corboy property - residential	1072	3, 3.01	2 Rock Road West		William J. Corboy			Inclusionary Development			Yes	Complete	IO-1 adopted April 2019
Burd property - residential	1058	15	255 Brunswick Ave.	Cottage Hill	David K. Burd			Inclusionary Development			Yes	Complete	IO-1 adopted April 2019
Trenton Cracker Factory (former) - commercial condos	1022	8	80 Lambert Lane	CBD	Riverworks Partners, Springdale Village LLC, Lambertville Canal Properties LLC			Inclusionary Development			Yes	Complete	IO-2 adopted April 2019
NEW PROPERTIES													
Giuseppe's on Bridge Street	1039	4	40 Bridge Street	CBD	Emanuel Ruth c/o Property Mgt Group	0.0554							
North Union Street Parking Lot	1039	8.01	14 North Union Street	CBD	City of Lambertville	0.1527							
75 South Main Street	1050	17	75 South Main Street	R2	Jason Blazakis & Lisa Dyer	0.1							
North Franklin Street Garages	1002	45.02	30 N. Franklin Street	R2	Emerging Concepts LLC	0.049							
21 South Union Street	1044	11	21 S Union Street	CBD	Mary Lynn Peluo	0.024							
Gas Station on Quarry Street	1073	19	2 South Franklin Street	HC	GTB Real Estate LLC	0.24							
American Legion	1003	14	20 North Union Street	R2	American Legion Toscani Post 120	0.77							
19 South Union Street	1044	10	9 South Union Street	CBD	Mary Lynn Peluo	0.063							