

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

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 notice provided to the Trenton Times and Hunterdon County Democrat, the meeting agenda was posted to the city's website and on the bulletin board at City Hall.

The meeting agenda provides for items known at the time of publication and is subject to change. This meeting is being recorded and streamed live using the Zoom Meeting Platform.

Roll Call

Present: Brian Kelly, Michelle Harris, Paul Kuhl, Paul Stevens, Julia Taylor, David Minno (Zoom), Sean Goodwin, Councilman Lide, Andrew J. Nowick, and Cynthia Ege.

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

Pledge of Allegiance

Mayor Nowick led the public in the Pledge of Allegiance.

Mission Statement

Mayor Nowick read the mission statement into the record: *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.*

March 10, 2025, Meeting Minutes

Mayor Nowick asked if everyone had an opportunity to review the minutes. He noted that there were some edits made by the City Planner. He asked for any additional edits.

Mayor Nowick asked for a motion to approve the March 10, 2025, meeting minutes. Paul Kuhl made the motion to approve the March 10, 2025, meeting minutes and Paul Stevens seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present.

Discussion Items

Vacant Land Analysis Draft

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Elaine Clisham explained that the Vacant Land Analysis is a review of what has land has become available for development since 2018. Since then, the City has created 4 new lots, and they include:

8 Alexauken Creek Road: the house fell into the Creek years ago;

2 and 4 Curley Lane: acquired through the Blue Acres Program;

64 Highland Avenue, subdivided, paid a development fee.

The properties listed do not have enough unconstrained acreage and will not contribute to any future development, therefore the City has “0” available land for our vacant land analysis. There has to be enough land to allow for development of 6 units per acre. If there are contiguous lots in joint ownership, they are calculated together. There is one situation like that on Route 179, but they did not add up to the acreage needed.

The Vacant Land Analysis list vacant lots that do not contribute. There is a column that says 2018, and a new column for 2025 comments.

Compliance Plan

Mayor Nowick informed the group that there was a meeting with the City Engineer, and Sean Goodwin participated, to review some parcels of land and what the impact of the new inland flood rules will have with affordable housing in mind. Any site being considered has to have emergency egress out of the flood zone.

The following properties were discussed: Maxwell Asset properties (Canal Studios, Luminaries, Roxy Ballet, across the street the Bar studio, and the Hair Saloon), and all three sites were in the 100-year flood zone with no means of emergency vehicle egress out of the flood zone in the event of a flood and therefore are not viable sites.

The committee also explored considering properties that are contiguous for access, an easement, or an access agreement. For instance: the Canal Property (278 North Union) with the garage doors that are near the North Union Street Park also abuts 295 North Main Street may generate access that is not on North Union Street.

The City has 39 Units of Unmet Need, and we have to actually produce 25% or 9 units (might be 10). We have 3 age restricted units carried over from Heritage Village, and 1 deed restriction of the Library Apartment brings it down to an unmet need of 5 units. The Spokesworks building with an overlay could get us the 5 units we need.

Third round was generally discussed, we have vacant land, and we know what it yielded, and we have the remaining unmet need. We have mechanisms in place to help generate unmet need, and they are in place to try to meet the realistic development.

Third and Fourth round rules are different, and the bonuses are based on different actions.

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Mayor Nowick reviewed the spreadsheet titled Fourth Round Priority Sites and the Existing Density Map with the Committee. The following Table is an outline of the discussion. Elaine Clisham explained the existing density and she informed the members that when the Vacant Land Analysis in 2018, they looked at the surrounding context and on the hills the density is 6 units per acres, however in the flat part of the town, it is consistently 14-14.5 units per acre. They used 14.25 unit per acre, times number of developable acreage not constrained, that is how they reached the calculation for the potential yield per site.

PRIORITY	SITE	COMMENTS
1	<p>Spokeworks Building 204, 220 and 240 North Union Street</p> <p>Priority: High – fourth Round</p> <p>Total potential: 5 units.</p> <p>Highest yield of everything we looked at.</p>	<p>Owner expressed an interest;</p> <p>Acreage = 1.78 in the flood zone, and that brings it down to 1.77 acres, 25 total units, 20% set aside is 5 units.</p> <p>Potential of 5 units</p> <p>Overlay</p> <p>RAO Letter pending to document the environmental issue.</p> <p>Could ask for a higher density.</p> <p>Note: has new leases and just paved the parking lot. Concern was expressed for realistic ability to develop.</p>
2	<p>Lilly Street Apartment 6 Lilly Street</p> <p>Priority: Fourth Round</p> <p>Total: 1 Unit</p>	<p>City owns the property;</p> <p>Ordinance to deed restrict the apartment for 30 years was introduced for first reading, March 20, 2025.</p>
3	<p>Heritage Village 258 Brunswick Avenue</p> <p>Priority: Fourth Round</p> <p>Total: 3 units</p>	<p>3 units carried over from the third-round count towards the 4th round</p>
4	<p>CVS Complex 1 Cherry Street</p> <p>Priority: delayed, not on this list</p>	<p>Owner was contacted and said he would consult with his attorney. If this were a willing property owner, it would priority number 1.</p> <p>Potential for high density; Gateway to the North Side of our community. This is the site the City</p>

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		<p>really needs from affordable housing, gateway, and from tax standpoint. Largest realistic development in the City. Density needs to be significant.</p> <p>Acreage, discussed, what does 20 units per acre look like? David Minno with work with Julia Taylor and Elaine Clisham.</p> <p>Need to look at the core updates needed for the City’s Master Plan. There could be some opportunities.</p>
5	<p>Cathy Begg’s House 275 North Main Street</p>	<p>Not interested, but we can revisit</p>
6	<p>Village Apartments 295 N. Main Street</p> <p>Priority: move to the side for now</p>	<p>2.4 acres had 44 units, 20+ an acre right now, can rebuild “as of right and add 60 units. Mayor has tried to reach the owner.</p> <p>Nice to be able to incorporate Cathy Begg’s House.</p> <p>Parking would be an issue, has to be at grade level, requires dry access.</p>
7	<p>Valparaiso Complex Parts, Bikes & Rides, Auto Maintenance, 1 and 5 Route 165</p>	<p>Yield of 7, affordable would be 1 unit</p>
8	<p>Wells Fargo Bank 37 Bridge Street</p> <p>Priority: Low</p>	<p>14.25 density, Would yield 5 units with 1 affordable; apartments are not allowed on the first floor in the CBD, and there are size requirement, could add parking underneath with apartments above but it isn’t cheap</p>
9	<p>Closson Farm 260 North Main Street, log cabin site</p> <p>Priority: Third Round</p> <p>Total Potential: 6 units</p>	<p>3rd Round, 6 market to affordable units. Once the City has a MOU they will send it off to Fair Share for the third round.</p> <p>Raritan Valley Habitat for Humanity is working with the City.</p> <p>What can we do with the log cabin? Offer it to fire department for a drill, sell it if it is a kit that comes apart.</p>

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10	Rago Auctions 243 North Main Street Remove from list.	Owner is not interested
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Other sites discussed:

St. John the Evangelist Church , 11 North Main, 9 North Main, 44, 48, 50, 54, 56, 58, 60, 62 Bridge Street, 2, 5, 6, 8 Gordon’s Alley, and 2, 4, 6, 8, 10 Blackwell Court. Mayor Nowick informed the committee that he sent a letter to Father Robert, but Mayor Nowick has followed up yet. They own the garages, Rectory, School, and parking lot.

Laundromat, 99 South Main Street: lot is not deep enough; could build up, has existing zoning.

Discussion ensued regarding prioritizing the list. There were other things to consider as well, such as “gateway” to the community, creating a higher density, and tax credits that could make it attractive to property owners.

There were a couple of points that the committee considered in making a recommendation to the Governing Body:

1. Realistic potential for development in the next 10 years;
2. Aligned with the Master Plan;
3. Time consideration for environmental remediation.

FAQS:

Julia Taylor asked for input from committee members regarding the draft FAQs. She is looking at information to include about rent and questions about builder’s remedy.

Public Participation – None.

Adjournment

Mayor Nowick asked for a motion to adjourn the meeting adjourned at 8:34 p.m. 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.

Respectfully submitted,

Cynthia L. Ege

Cynthia L. Ege
City Clerk

NEW Site #	Name	Block	Lot
1	Rago Auctions		1003 4
2	CVS, Apartments, Strip Mall		1004 1, 2
3	Vacant Buildings/Not Habitable		1004 3
4	Single Story Residence		1004 4
5	Log Cabin - vacant		1002 41
6	Coffee House, Pizza, Office Buildings		1005 15
7	Owow Cow, Lumber Store		1005 17
8	Office Buildings, Hair Salon		1005 17.01
9	Office Building/Dime & Silver		1006 1
10	Rago Auctions Storage		1006 13
11	Spokeworks		1006 35-39
12	Niece Lumber for Storage		1009 20
13	Eight Ball Enterprises, LLC		1008 2
14	Housing for Senior and Disabled population		1010 3
15	Carriage House/Affordable Unit		1017 9
16	Residential Attached Unit		1002 68
17	Residential		1073 4
18	Vacant (previously Methodist Church)		1024 10
19	Apartment Complex		1022 13
20	Warehouse - previously Finkle's Hardware	BLOCK 1022 LOTS 10 and 11	
21	Strand Theater		1030 11
22	Old Peace Pies and neighboring buildings		1035 8, 9, 9.01, 10
23	Vacant School and housing for Nuns		1038 3
24	Wells Fargo building and parking lot		1041 1, 2
25	Apartment		1074 2
26	Multi Family		1046 5
27	Valparaiso's building		1046 7-10
28	Lambertville Station		1043 1, 2, 5, 7, 7.01
29	Office Space/Partially Vacant		1052 12
30	Laundromat & Bike Store		1050 28

31	Commercial Space	1055	1
32	Vacant Land	1069	1
33	Boarding House	1064	1 & 1.01

Ownership

David Rago Realty Inc.

Allied Village Square LLC

Lambertville Village Realty c/o AWS Properties

Kathy Begg & Barbara Klein

City of Lambertville

Maxwell Assets Inc.

CA Niece Co., Inc.

Canal Properties

Route 12-1 Properties LLC

245 North Main Acquisition LLC

Lots 35-38: MSMJ Associates, LLC; Lot 39: UNION 236 LLC

Niece, Chester Inc.

Eight Ball Enterprises, LLC

Northwest NJ Housing Development Corp

John Munice

Mary T. Harter

TOWLE, GEOFFREY & HEATHER C

Centenary Methodist Church

Coryell's Landing LLC

Lambert Warehouse LLC % A Chalofsky

12 Coryell St Llc

Klause Enterprises; Lawrence Corcoran; Lovrinic, John & Barbara; MADALEX GROUP LLC

St John the Evangelist RC Church

Wachovia Bank NA

City of Lambertville

Natalie Rivera

HEYNIGER, HYL A & ETALS; CONSOLI, SCOTT A & ALLISON T KURTZ; Hood Inc.; Wallace-Richards Inc.

Lot 5: DELAWARE POWER BOATC/O MASTERSON;

Estate of Edith Lois Birum

Alb Building LLC

Eugen & Gail Albert

Caroline Ely c/o of City of Lambertville

Jung Gue & Gue Yol Pak