

AFFORDABLE HOUSING ADVISORY COMMITTEE
8:30 A.M., MONDAY APRIL 14, 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 8:30 a.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 - Zoom, Paul Kuhl, Paul Stevens, Julia Taylor - Zoom, David Minno, Sean Goodwin, Andrew J. Nowick, and Cynthia Ege.

Absent: Michelle Harris, Councilman Lide, Kelly Grant - Malamut

Also present: Elaine Clisham – CCH - Zoom,

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 26, 2025, Meeting Minutes

Mayor Nowick asked if everyone read the minutes and if there were any questions or amendments. Paul Stevens noted an error on Page Number 3, the number 5 in place of the percentage symbol. And, he asked for clarification of the acreage for the Spokeworks Building. After some review and discussion, the minutes were changed to read: 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.

Paul Kuhl made a motion to approve the minutes as amended. David Minno seconded the motion. An affirmative voice vote was taken in favor of the motion by all members present.
MOTION CARRIED.

Discussion Items

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Vacant Land Analysis final draft: Elaine Clisham will convert the file to a PDF and share with the members.

Compliance Plan final draft

This is still in draft form. The mayor pulled up the spreadsheet titled Lambertville Priorities and gave the following update.

Spokesworks: Mayor Nowick reported that he is still in conversation with the owner. The City Planner and the Mayor met with the property owner twice. The Governing body will review the plan in closed session. Following that review and once it is ready, Mayor Nowick will bring it to the public for comment.

CVS Complex: The Mayor requested a meeting, but has not heard back from the property owner.

Wells Fargo Bank: there is nothing new to report.

David Rago Properties: there are no changes.

Valparaiso's site: Mayor Nowick needs to reach out to the property owner.

Village Apartments: Mayor Nowick reached out, and he reported that there are conversations happening with the property owner. Mayor Nowick hopes to have an update for the next meeting.

South Hunterdon Apartments: Mayor Nowick reported that he spoke to a trustee, and there is interest in transferring the property directly to the City. This will be a longer conversation and may not be completed during the fourth round. Mayor Nowick has obtained the 2023 financials, and he plans to review them. Paul Kuhl and Paul Stevens expressed interest in looking at the financial information. The site offers a mix of fourteen (14) efficiencies and one-bedroom units.

Finkle's Site: this is moving towards development without a residential component. There will be a public meeting within the next week or so.

St. John the Evangelist Church/School: Mayor Nowick reported that he has not met with Father Robert yet. He left a message with the office at the Church requesting a meeting after his vacation on the 29th.

South Union Street (15-17-19): the properties have been added to the spreadsheet. The building has been vacant for a long time. A letter was sent to the property owners asking them to register as a vacant property. The buildings are going on the market in the near future.

Paul Stevens asked about the status of 42 Swan Street and the Closson Farm. Mayor Nowick gave the following update.

42 Swan Street: this is not on the priority list being considered by the Committee, but the building will be torn down. There is a plan approved by the planning board.

Closson Farm: Paul Stevens asked for clarity on the total acreage of 8.48, and what can really be used for Affordable Housing. Mayor Nowick commented that because it has not been deed

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restricted yet and until it is actually subdivided, we can't change the actual acreage. Raritan Valley Habitat for Humanity will be building 6 units.

Paul Stevens asked about the training session in New Brunswick. Elaine Clisham reported that the meeting is only for Mayors and Administrators. They informed Ms. Clisham that they will schedule another meeting in the future for a wider audience.

Public Participation

There were no comments.

Mayor Nowick asked for a motion to close the public participation session. Paul Stevens 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.

FAQs: Julia Taylor reported that she has no other feedback from the committee. Brian Kelly had a couple of edits, and the affordability language needs to be amended.

Adjournment

Mayor Nowick asked for a motion to adjourn the meeting at 8:51 a.m. Paul Stevens 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
CMR, RMC, City Clerk