

City of Lambertville
ORDINANCE 18-2016

“An Ordinance to Codify the Land Use Ordinances of the City of Lambertville, Last Updated in April of 2001”

WHEREAS, the City of Lambertville last codified the land use ordinances of the City of Lambertville through April 16, 2001, and

WHEREAS, the City adopted a special emergency to fund the codification of the general ordinances and the zoning ordinances (i.e. Zoning Ordinance, Land Development Ordinance, and Land Subdivision Ordinance, collectively referred to herein as “land use ordinances”) of the City of Lambertville, Ordinance Number 21-2013, in the amount of \$18,050, to be provided for in full in the budgets of the next succeeding years by the inclusion of not less than \$3,610 for the next five years, and

WHEREAS, the amendments and revisions to the ordinances as suggested by Coded Systems LLC, has been reviewed and discussed with the City Planner, and Mayor and Council, and

WHEREAS, such amendments include:

1. General Amendments to the Land Use Ordinances
 - a. The construction of the code to establish a code format and reference numeration system,
 - b. Addition of the editor’s note,
 - c. Inclusion of Statutory References and updating them where necessary,
 - d. Updating fines and penalties as suggested by Coded Systems LLC and when necessary the department head,
 - e. Changing all references from Building Inspector to Zoning Officer or Construction Official throughout the general ordinances,
 - f. Changing all references from City Council or Board of Commissioners to Governing Body,
 - g. Changing all references from City Clerk to Administrative Officer, and
 - h. Amends any other references as recommended by Coded Systems and to bring the general ordinances into full compliance with all State Statues and references to the State of New Jersey Administrative Code,
2. Zoning Ordinance Amendments
 - a. Including references to adopted checklists, zoning permit applications, and the Delaware and Raritan Canal Commission requirements,
 - b. Updating definitions as suggested by Coded Systems LLC,
 - c. Updating the reference to the adopted Zoning Map, the Zoning Map in the Appendix, and adds a section detailing zoning map amendments,
 - d. Updating reference to the Neighborhood Preservation Balanced Housing Program and removing the specific unit size standards related to ECHO housing,
 - e. Update the minimum separation distances between buildings to be in compliance with the currently adopted Building Code as amended by the Uniform Construction Code,
 - f. Removing incorrect cross-references as suggested by Coded Systems, LLC,

- g. Updating the Off-Street Parking and Loading section to reference all residential parking requirements are governed by the Residential Site Improvement Standards,
 - h. Amend Section 703 related to appeals and applications to the Board of Adjustment to be consistent with the Municipal Land Use Law,
 - i. Consolidate all of the land use ordinance fees into the Zoning Ordinance, update fees for consistency with the general ordinances, and remove unnecessary fee items,
 - j. Update the process for replenishment of escrows consistent with the Municipal Land Use Law,
3. Land Development Ordinance
- a. Updating all references to Fees in Zoning Section 800,
 - b. Consolidating the fees to Zoning Section 800 and reserving Land Development Section 118,
 - c. Update reference to the Master Plan to the current Master Plan,
 - d. Adding utility service letters as a complete application requirement,
 - e. Updating references to the Planning & Board of Adjustment application form and checklist(s) where necessary,
 - f. Updating the requirements for public hearings,
 - g. Updating required guarantees consistent with the Municipal Land Use Law,
 - h. Removing reference to a Subdivision Committee,
 - i. Updating the repeals for consistency with the Zoning Ordinance and Land Subdivision Ordinance,
4. Land Subdivision Ordinance
- a. Changing all references from Secretary of the Planning Board to Administrative Officer,
 - b. Updating all references to Fees in Zoning Section 800,
 - c. Removal of the definition of Subdivision Committee, and
 - d. Updating required guarantees consistent with the Municipal Land Use Law.

WHEREAS, amendments to the following sections shall not be made at this time, but may be considered in the future:

- 1. Zoning Section 514.5 Noise,
- 2. Land Development Section 1200 Required Growth Share Affordable Housing Obligation,
- 3. Land Subdivision Section 500 Procedures and Details, and
- 4. Land Subdivision Section 600 Improvements and Design Standards.

NOW THEREFORE BE IT RESOLVED, by Mayor and Council of the City of Lambertville in the County of Hunterdon in the State of New Jersey that the amendments as recommended by Coded Systems and the staff of the City of Lambertville to the land use ordinances are hereby authorized.

BE IT FURTHER RESOLVED that the Land Use Ordinances of the City of Lambertville, last codified in April of 2001, are hereby revised as recommended, and will be available in hardcopy in the Clerk's Office and online.

INTRODUCED: April 19, 2016

PUBLIC HEARING: May 17, 2016

CLERK'S CERTIFICATE

I, Cynthia L. Ege, Acting Clerk of the City of Lambertville, in the County of Hunterdon, State of New Jersey, HEREBY CERTIFY as follows:

1. I am the duly appointed Acting Clerk of the City of Lambertville, in the County of Hunterdon, State of New Jersey (herein called the "City"). In this capacity, I have the responsibility to maintain the minutes of the meetings of the governing body of the City and the records relative to all ordinances and resolutions of the City. The representations made herein are based upon the records of the City.



2. Attached hereto is a true and complete copy of an ordinance passed by the governing body of the City on first reading on April 19, 2016 and finally adopted by the governing body on May 17, 2016 and, where necessary, approved by the Mayor on May 17, 2016.

3. On April 20, 2016, a copy of the ordinance and a notice that copies of the ordinance would be made available to the members of the general public of the municipality who requested copies, up to and including the time of further consideration of the ordinance by the governing body, was posted in the principal municipal building of the City at the place where public notices are customarily posted. Copies of the ordinance were made available to all who requested them.

4. After final passage, the ordinance, a copy of which is attached hereto, was duly published on _____. No protest signed by any person against making the improvement or incurring the indebtedness authorized therein, nor any petition requesting that a referendum vote be taken on the action proposed in the ordinance has been presented to the governing body or to me or filed in my office within 20 days after the publication or at any other time after the final passage thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this ____ day of _____, 2016.

Cynthia L. Ege, CMR, RMC, City Clerk