



City of Lambertville
Closed Session
6:30 p.m. Thursday, June 6, 2024
Phillip L. Pittore Justice Center, 25 South Union Street
*** MEETING MINUTES ***

CLOSED SESSION: Closed Session of the Governing Body of the June 6, 2024, Lambertville City Council Meeting to discuss Issues related to Possible Litigation and Potential Contracts pursuant to N.J.S.A. 10:4-12(b)(7).

295 NORTH MAIN STREET

The contract purchasers were present to talk about 295 North Main Street. Exhibits were presented.

Note: Councilman Lide no longer has a conflict with the property as he no longer resides at 9 Arnett Ave.

Plans prepared by Konstruct, dated 05-11-2024, were reviewed. The contract purchaser gave the following overview: The buildings will be demolished and reconstructed in existing footprints, adding a slight density. The proposed plan includes affordable housing consisting of two-bedroom apartment units. The specifications are underwritten to current UHA standards which mirror the affordable housing units. The buildings will be elevated out of the floodplain, 7'1" – finished floor, following the grade, is about 8'10" and 9', about 39 feet tall.

The design does not require a variance - they believe they are grandfathered with a pre-existing use. The design includes elevated walkway wraps around the first floor and handicapped accessible ramps (second picture) on both sides of each building. Ground floor units are handicapped accessible. They took the old design of Village Apartments and improved it.

Every exterior door leads to six apartments. The building will be three stories high. The exception is the old mechanical room in the center only has 3 apartments. They are proposing sixty-six total apartments. They understand that to comply with Fair Share, there need to be two 3-bedroom units.

Stormwater Management Plan: Not increasing impervious coverage, not a water quantity issue, but will have a water quality issue. Used a softer green infrastructure approach with bio swales.

Other Details: There is an idea to incorporate local artists in this community, for permanent or revolving art programs to tie it into the community.

The neighboring property is no longer included in the plan.

Parking: Ninety-eight spaces to accommodate sixty-six apartments. Just covered with parking. May need a variance.

Entrance is the same footprint, slightly widened with a new apron. Elevated and better looking.

Setback on the west side is exactly what it is now, and nothing will change. They worked diligently to create a plan that would work best to preserve the neighborhood.

Council members expressed concerns about stormwater, especially in that area, noting that it is a basin and the ground is often swampy.

City of Lambertville
Voting Session
7:00 p.m. Thursday, January 19, 2022
Phillip L. Pittore Justice Center, 25 South Union Street
MEETING AGENDA
Page Number 2

The project engineer said they understand the current condition with the ponding in the back. He was present during Ida, and he helped folks get out of their house on North Union on a canoe and he saw the ponding water back there. They are not increasing impervious surfaces and the hard and soft infrastructures will improve. We will defer to the professionals about recharge.

The contractor purchasers wanted to reach out to the Council before we go through the regulatory process and have this less formal discussion.

The contract purchasers left the meeting.

Discussion ensued about the project among Council Members. Concern was expressed about the following: not having the City Attorney present; this is an Area in Need of Redevelopment; timing with the high school project; and not being informed in advance that the developers were attending this meeting. Mayor Nowick apologized for the oversight of not informing the council that the developers would be present.

Respectfully submitted,

Cynthia L. Ege
CMR, RMC, City Clerk