



**City of Lambertville  
Meeting Agenda  
January 18, 2024, 7:00 p.m.  
Phillip L. Pittore Justice Center  
25 South Union Street**

**I. STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT**

This meeting is being held in compliance with the Open Public Meetings Act with the meeting schedule advertised in the January 10, 2024, edition of the Trenton Times, the meeting agenda was posted on the Bulletin Board at City Hall and the City's website on January 15, 2024, and the meeting notice was sent to the members on the Listserv and Department Heads and the City Engineer on Tuesday, January 16, 2024.

**II. ROLL CALL**

Councilwoman Kominsky, Councilman Lide, Councilman Stegman, Council President Lambert, and Mayor Nowick

**III. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**IV. PUBLIC PARTICIPATION**

**V. STATE OF THE CITY ADDRESS – Andrew J. Nowick, Mayor**

**VI. APPROVAL OF MINUTES**

- a. December 21, 2023, Voting Session Minutes
- b. December 21, 2023, Closed Session Minutes
- c. January 1, 2024, Reorganization Session Minutes

**VII. APPROVAL OF ADMINISTRATIVE REPORTS**

- a. Clerk's Office, Construction Office, Fire Official, Municipal Court, Public Works Department, Police Department, Tax Collector,

**VIII. APPROVAL OF THE BILLS LIST**

**IX. RESOLUTIONS**

**CONSENT AGENDA:** The following resolutions on a consent agenda are considered routine and shall be enacted by one motion. Should any member of City Council seek separate discussion of any item, that item shall be removed and discussed separately.

- a. Resolution Number 27-2024: *A Resolution to Authorize the Lien Redemption for 295 North Main Street, Block 1004, Lot 3, Certificate Number 23-00003 in the Amount of \$48,104.94 for Property Taxes and Sewer Payments*

WHEREAS, Tax Lien Certificate 23-00003 was issued for Block 1004, Lot 3, 295 North Main Street, in 2021 for property taxes in the amount of \$18,687.50 and sewer fees in the amount of \$29,417.44; and

WHEREAS, payment in the amount of \$48,104.94 has been received by the Tax Collector for redemption of the tax lien from the property owner.

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 a check is hereby authorized to the Lambertville Municipal Utilities Authority in the Amount of \$29,417.44.

- b. Resolution Number 28-2024: A Resolution to Authorize the Lien Release for 32 South Franklin Street, Block 1073, Lot 19, Certificate Number 21-00006 for Property Taxes and Sewer Fees in the Amount of \$19,739.93

WHEREAS, Tax Lien Certificate 21-00006 was issued for Block 1073, Lot 19, 32 South Franklin Street, in 2021 for property taxes in the amount of \$17,827.89 and sewer fees in the amount of \$1,912.04; and

WHEREAS, payment in the amount of \$19,739.93 has been received by the Tax Collector for redemption of the tax lien from the property owner.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, that a check is hereby authorized to the Lambertville Municipal Utility Authority in the amount of \$1,912.04.

- c. Resolution Number 29-2024: A Resolution to Appoint Frank Ur to Serve as the Fire Official for the City of Lambertville.

*A Resolution to Appoint Frank Ur to Serve as the Interim Fire Official for the City of Lambertville with a Term Expiring April 30, 2024, for a Maximum of 16 Hours Per Week at an Hourly Rate of \$27.50 Per Hour.*

WHEREAS, the City of Lambertville's fire official resigned effective November 11, 2023; and

WHEREAS, Frank Ur is a Certified State of New Jersey Fire Official and is willing to provide interim services to the City of Lambertville beginning January 1, 2024, and ending April 30, 2024.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, that Frank Ur is hereby appointed to serve as the interim Fire Official for a term beginning January 1, 2024, and ending April 30, 2024, at an hourly rate of \$27.50 per hour, and 16 hours per week.

ADOPTED: January 18, 2024

- d. Resolution Number 30-2024: A Resolution to Appoint Kelly Grant of Malamut & Associates LLC to Serve As Attorney for all matters related to COAH in an amount not to exceed \$17,500.00 and Clarke Caton Hintz for the Amendment to the Small Cities Grant Manual in the Amount of \$9,500.00.

WHEREAS, there exists a need for a Professional Services for the 2024 calendar year; and

**WHEREAS**, the contract is being awarded pursuant to the Fair and Open Process, a process that provides for public solicitation of proposals OR qualifications and the New Jersey Local Unit Pay-to-Play Law as defined in N.J.S.A. 19:44A-20.4 et seq., bids were advertised on November 10, 2023, and received December 1, 2023, providing sufficient time to give notice, and publicly opened on December 1, 2023; and

**WHEREAS**, sufficient funds are available in the 2024 Temporary Budget, adopted ordinances or grants, and will be made available in the 2024 Municipal Budget for the City of Lambertville for such services.

**NOW, THEREFORE, BE IT RESOLVED** that the Council Members of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey hereby confirms the nomination made by Mayor Nowick for the following positions:

Attorney for all matters related to COAH to Kelly Grant of Malamut & Associates, LLC, in an amount not to exceed \$17,500.00 (Budget: \$15,000, and Incidentals: \$2,500.00).

Clarke Caton and Hintz to amend the manual for Small Cities Grant Administration in an amount not to exceed \$9,500.00.

**BE IT FURTHER RESOLVED** that the not to exceed amount established is for general services only. Additional not to exceed amounts may be established on a per-project basis.

**BE IT FURTHER RESOLVED** that the Mayor and the City Clerk are hereby authorized and directed to finalize and sign an agreement for the 2024 calendar year.

**BE IT FURTHER RESOLVED** that notice of these actions shall be printed in the January 24, 2024, issue of The Times, N.J.A.C. 5:34-9.5 (d).

ADOPTED: January 18, 2024

## X. ORDINANCES – FIRST READING

- a. Ordinance Number 01-2024: ~~An Ordinance of the City of Lambertville, County of Hunterdon, State of New Jersey, Amending and Supplementing City Code Chapter 11, Fire Prevention, Article 1 Uniform Fire Safety Standards to Establish a Designated Local Enforcing Agency Responsible for the Enforcement of the New Jersey Uniform Fire Code~~*

*On hold waiting for approval from the State Of NJ Fire Official.*

- b. Ordinance Number 02-2024: An Ordinance of the Lambertville City Code, 2014, Chapter 14, Street Openings, to Include a Provision to Prohibit Obstruction Without First Providing Notice to the City.*

### ORDINANCE NUMBER 02-2024

*An Ordinance to Amend the Lambertville City Code, 2014, Chapter 14, Street Openings, To Include a Provision to Prohibit Obstruction Without First Providing Notice to the City*

**§ 14-1 STREET OPENINGS.**

**§ 14-1.1 Permit Required for Street Opening.**

**[1990 Code § 14-1.1; Ord. No. 09-2011; amended 5-19-2022 by Ord. No. 09-2022]**

It shall be unlawful for any person to make any opening through or under the surface of any public City street or right-of-way for any purpose whatsoever without first obtaining a permit from the City. This includes construction of new sidewalks as well as openings in the cartway.

No person shall obstruct the free and lawful passage of pedestrians and vehicles on public sidewalks and upon public rights of way in the City of Lambertville by blocking or closing the right-of-way without first obtaining approvals from the Police Department of the City of Lambertville; except wherein they have applied for a Street or Sidewalk Permit or an Outdoor Seating Permit through the Clerk's Office.

All materials, debris, or items to be removed from any roof, patio, deck or surface above the second floor (or a height of 12') shall be removed in a manner so as to be controlled or managed in a way that no debris or materials will land on the sidewalk, street or public way. The use of debris chutes or other means to prevent materials from being blown in the wind shall be required. If construction permits for residential and/or commercial buildings are required then these measures shall be in compliance with the International Code Council's requirements cited in the International Building Codes chapter for Safeguards During Construction.

**Violations**

**§ 14-3.3 Penalty. [1990 Code § 14-3.3]**

Any person violating the provisions of this section shall, upon conviction, be liable to the penalty established in Chapter 1, Section 1-5.

INTRODUCED FOR FIRST READING: January 18, 2024

PUBLIC HEARING AND SECOND READING: February 15, 2024

- c. Ordinance Number 03-2024: An Ordinance Authorizing an Amendment to the Lease Agreement between the City of Lambertville and Wells Fargo Bank, N.A.

ORDINANCE NUMBER 03-2024

*An Ordinance Authorizing an Amendment to the Lease Agreement between the City of Lambertville and Wells Fargo Bank, N.A.*

WHEREAS, the City of Lambertville (the "City") executed an agreement with the First Fidelity Bank N.A. North Jersey and its successors, which include Wells Fargo Bank, N.A. ("Wells Fargo"), dated April 30, 1990 (the "Lease Agreement"); and

WHEREAS, pursuant to the Lease Agreement, the City is granted certain leasehold rights to a parking lot property owned by Wells Fargo, located between Bridge Street, South Union Street, Ferry Street and Kline's Court (the "Property"); and

WHEREAS, the City has utilized the Property for public parking purposes since the Lease Agreement was executed; and

WHEREAS, pursuant to the terms of the Lease Agreement, the lease of the Property shall continue on a year-to-year basis unless terminated by either party ninety (90) days prior to

the expiration of the annual term, which is defined as April 23 to April 22 of the following year; and

WHEREAS, Wells Fargo is proceeding with the sale of the Property, and therefore the City desires to memorialize the terms of an amendment to the Lease Agreement (the "Amendment") to provide for a month-to-month lease of the Property by Wells Fargo to the City, which may be terminated by either party upon 45 days' notice to the other, so as to ensure the opportunity for public parking at the Property continues until the Property is sold.

WHEREAS, Wells Fargo is proceeding with the sale of the Property, and therefore the City desires to memorialize the terms of an amendment to the Lease Agreement (the "Amendment") to provide for a month-to-month lease of the Property by Wells Fargo to the City to ensure the opportunity for public parking at the Property continues until the Property is sold.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey as follows:

The Amendment to the Lease Agreement between the City and Wells Fargo is hereby approved.

The Mayor is authorized to execute the Amendment in the form substantially on file with the City Clerk.

INTRODUCTION AND FIRST READING: January 18, 2024

PUBLIC HEARING AND SECOND READING: February 15, 2024

#### XI. ORDINANCES – SECOND READING - NONE

#### XII. CORRESPONDENCE

- a. BOARD OF COUNTY COMMISSIONERS, COUNTY OF HUNTERDON:  
Green Acres Jake's Law Grant for Completely Inclusive Playgrounds
- b. COUNTY OF HUNTERDON PLANNING BOARD: Public Hearing for the Adoption of the Growth Management Plan Meeting scheduled for February 1, 2024, beginning at 8:15 a.m. in the Route 12 County Complex Building 1 Assembly Room, 314 State Route 12, Flemington.
- c. JCP&L verified petition to Establish a Rate for Rider Lost Revenue Adjustment Mechanism ("LRAM") for Sales Losses Incurred During Program Year 1.

#### XIII. MAYOR'S UPDATES/ONGOING PROJECTS

- a. Holcombe Park/NFWF Grant Update (February 22, 2024, Meeting)
- b. Holcombe Park, Green Acres Update
- c. Stormwater Utility Feasibility Update (January 23, 2024, Focus Group Meeting)

#### XIV. ANNOUNCEMENTS

- a. Pet Registrations are due by February 29. Registrations received on or after March 1 will be charged the \$25 late fee.
- b. Landlord Registrations are due by March 31<sup>st</sup>. Registrations received on or after April 1, 2024, will be assessed the late fee.
- c. Convenience Center Hours:
  - i. Saturday, February 3, and February 17 from 9 am to 12 noon.
  - ii. Wednesday, February 21, from 3 – 5 pm

XV. PUBLIC PARTICIPATION

XVI. ADJOURNMENT