



I. Statement of Compliance with the Open Public Meetings Act

II. Roll Call

Present: Councilwoman Kominsky, Council President Lambert, Councilman Lide, Councilman Stegman, Mayor Nowick

Also Present: William Opel – City Attorney, Cynthia L. Ege – City Clerk, Lindsay Hansche – Deputy Clerk

III. Pledge of Allegiance and Moment of Silence

IV. Closed Session: *The Governing Body will go into closed session to discuss attorney/client matters related to potential contracts and litigation, pursuant to N.J.S.A. 10:4-12(b)(7). They will reconvene in open session at 7:00 p.m.*

RESOLUTION

“Authorizing a Closed Session at the February 20, 2025, Lambertville City Council Meeting to Discuss Attorney/Client Matters Related to Potential Contracts and Litigation, Pursuant to N.J.S.A. 10:4-12(b)(7)”

WHEREAS, the Council of the City of Lambertville is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.; and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that a closed session, not open to the public, may be held for certain specified purposes when authorized by N.J.S.A 10:4-12(b).

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Lambertville that a closed session shall be held on February 20, 2025, in person at the Phillip L. Pittore Justice Center, located at 25 South Union Street, to discuss attorney/client matters related to Personnel, Potential Contracts and Possible Litigation.

BE IT FURTHER RESOLVED that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Lambertville Mayor and City Council.

ADOPTED: February 20, 2025

Mayor Nowick and City Council convened in closed session at _____ p.m. with a motion made by ____ and seconded by _____. An affirmative voice/roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

Mayor Nowick and City Council re-convened in regular session at _____ p.m. with a motion made by ____ and seconded by _____. An affirmative voice/roll call vote was taken in favor of the motion by all members present. MOTION CARRIED.

V. Approval of Minutes

- a. January 16, 2025, Meeting Minutes

- b. January 16, 2025, Closed Session Minutes
- c. January 28, 2025, Meeting Minutes
- d. January 28, 2025, Closed Session Minutes
- e. February 6, 2025, Closed Session Minutes

VI. Administrative Reports

- a. City Clerk's Report, Construction Report, Municipal Court, Police Department, Public Works Department, Tax Collector

VII. Public Participation/Constituent Concerns

VIII. Resolutions

- a. *CONSENT AGENDA: Resolutions on the consent agenda are considered routine and shall be enacted by one motion. Should any member of the City Council seek separate discussion of any item, that item shall be removed and discussed separately.*
- i. **RESOLUTION NUMBER 44-2025:** A Resolution to Amend Resolution Number 27-2025 to Include Sophos Firewall Subscription in the amount of \$890.92 Increasing the Not to Exceed Amount to \$20,108.92 Annually.

WHEREAS, the City of Lambertville awarded a contract to LookFirst Technology in the amount of \$17,250.00 annually by adopting Resolution Number 27-2025; and

WHEREAS, the Governing Body of the City of Lambertville adopted Resolution Number 41-2025 on January 16, 2025, which increased the total not to exceed amount for LookFirst Technology to \$19,218.00; and

WHEREAS, the Governing Body would like to amend the contract to include a subscription for Firewall Protection, in an amount not to exceed \$890.92.00; and

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 Resolution Number 27-2025, to award a contract with Look First Technology in the amount of \$17,250.00 annually, which was amended via Resolution Number 41-2025 to \$19,218.00, is hereby further amended to include firewall protection in the amount of \$890.92, for a total not to exceed amount of \$20,108.92.

- ii. **RESOLUTION NUMBER 45-2025:** *A Resolution to authorize the Refunds for the Month of January 2025.*

NOW THEREFORE BE IT RESOLVED that the following refunds are hereby authorized:

Jose Santiago in the amount of \$15.00 for bulk trash

Custom Cooling in the amount of \$136.00 for a construction permit, 73 S Union

Trenton Roofing for the following permits:

52 S. Main Street, in the amount of \$92.80

3 Brunswick Avenue, in the amount of \$92.80

iii. RESOLUTION NUMBER 46-2025: *A Resolution to Authorize the Donation of Bicycles*

WHEREAS, the Police Department has a collection of bicycles that have been abandoned; and

WHEREAS, other local nonprofit organizations and businesses repair used bikes for the people in our community; and

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 Lt. Brown of the Lambertville Police Department is hereby authorized to donate the abandoned bicycles to a facility who will repair and donate them back to the community or sell them for a small fee.

iv. RESOLUTION NUMBER 47-2025: *A Resolution to Authorize the Place-to-Place Expansion of Premises Application to the State of New Jersey, Alcohol Beverage Control Commission for the Boathouse, Inc., License Number 1017-32-006-003, Located at 8 ½ Coryell Street in the City.*

WHEREAS, an application has been filed for a place-to-place transfer (expansion of Premises) of Plenary Retail Consumption License 1017-32-006-003, for purposes of expanding the premises under license wherein the sale, service, and storage of alcoholic beverages are authorized;

WHEREAS, the submitted application form is completed in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term;

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville does hereby approve, effective February 20, 2025, the expansion of the aforesaid Plenary Retail Consumption licensed premises located at 8 ½ Coryell Street, Lambertville, New Jersey, to place under license in area delineated in the application form and the sketch of the licensed premises attached thereto.

v. RESOLUTION NUMBER 48-2025: *A Resolution to Authorize the Contract with Harris Blacktopping, Inc. for the Debris Removal at the Public Works Yard in an Amount Not to Exceed \$16,589.00, Funded Through CDBG Funds*

WHEREAS, the City of Lambertville is working on renovations to the Public Works Department for OSHA and PEOSHA compliance; and

WHEREAS, there is a need to remove a compost pile, plastics and foreign material, and soil and organics from the Public Works Storage Yard; and

WHEREAS, the City has solicited for proposals from vendors; and

WHEREAS, Harris Blacktopping Inc. submitted a proposal in the amount of \$16,589.00 and the CMFO has certified that funds are available in the CDBG Grant to fund the project.

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 the contract with Harris Blacktopping, Inc. for the removal of the compost pile, plastics and foreign

material, and soil and organics from the Public Works Storage Yard in the amount of \$16,589.00 is hereby authorized.

- vi. RESOLUTION NUMBER 49-2025: *A Resolution to Authorize the Release of the Subdivision Performance Bond for 39 Ferry Street, LLC, Block 1045, Lot 4, in the Amount of \$158,682.12*

WHEREAS, 39 Ferry Street, LLC subdivided block 1045, lot 4 on March 7, 2023; and

WHEREAS, a subdivision Performance Bond was posted on March 23, 2023, in the amount of \$158,682.12 with United Casualty and Surety Insurance Company; and

WHEREAS, ON December 17, 2024, the City Engineer Douglas C. Rossino, wrote a memorandum authorizing the release of the Performance Bond and requiring the issuance of a two-year Maintenance Bond; and

WHEREAS, on February 4, 2025, the City received a Maintenance Bond in the amount of \$17,532.00 from United Casualty and Surety Insurance Company.

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 the City Clerk is hereby authorized to return the subdivision Performance Bond to 39 Ferry Street LLC.

- vii. RESOLUTION NUMBER 50-2024: *A Resolution to Authorize the Increase in the Not to Exceed Amount to Gilmore Associates, LLC, for the Ely Park Parking Lot, in an Amount Not to Exceed \$25,000.00*

WHEREAS, Gilmore & Associates was awarded a contract in 2024 for the surveying of Ely Park for the parking lot upgrade in the amount of \$21,825.00; and

WHEREAS, additional work is required to complete the project, and the City has received a proposal in the amount of \$3,175.00.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville, in the County of Hunterdon, in the State of NJ, that the not to exceed amount for the Ely Park Parking Area is hereby increased to \$25,000.00 with a contract not to exceed amount for 2025 in the amount of \$98,175.00 funded through Bond Ordinance 04-2024.

- viii. RESOLUTION NUMBER 51-2025: *A Resolution Authorizing the Redemption of a Tax Lien for Block 1046, Lot 9 In the Amount of \$20,935.03*

WHEREAS, Tax Lien Certificate 23-00008 issued on Block 1046 Lot 9 was sold to Smyrna Group, LLC PO Box 845, Tenafly, NJ 07670 on 10/24/23 and

WHEREAS, payment has been received by the Tax Collector for redemption of the tax lien from 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 the check is hereby authorized to Smyrna Group, LLC, PO Box 845, Tenafly, NJ 07670 for tax lien certificate 23-00008 in the amount of \$20,935.03.

- ix. RESOLUTION NUMBER 52-2025: *A Resolution Requesting \$76,320.00 from the Lambertville Municipal Utility Authority, Pursuant to P.L. 2204, c. 87*

WHEREAS, P.L. 2204, c. 87 established a formal procedure for local authorities to transfer funds to their creating government agency; and

WHEREAS, the Lambertville Municipal Utility Authority was created by the governing body of the City of Lambertville; and

WHEREAS, N.J.S.A., 40A:5A-12.1 in part states:

“To the extent there is available an undesignated fund balance or unreserved retained earnings by (a covered authority) ... an amount in that undesignated fund balance or unreserved retained earnings, not to exceed 5% of the annual costs of operation of the authority may be appropriated for use in the local budget of the municipal or county that created the authority unless otherwise restricted by bond covenants;” and

WHEREAS, the law required payments to the municipality shall be made no later than 30 days prior to the close of the municipality fiscal year, or anytime sooner as made by mutual agreement; and

WHEREAS, the City of Lambertville has anticipated the Lambertville Municipal Utility Authority appropriation of \$76,320.00 as a Special Item of Revenue in the proposed 2024 municipal budget.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Lambertville, County of Hunterdon, State of New Jersey does hereby request that the Lambertville Municipal Utility Authority transfer \$76,320.00 to the City of Lambertville.

- x. RESOLUTION NUMBER 53-2025: *A Resolution to Authorize Spending from the Municipal Housing Fund in Accordance with the City’s Spending Plan As Outlined in the 2020 Amended Third Round Housing Element & Fair Share Plan adopted March 4, 2020, Endorsed June 10, 2020, Authorizing the Maximum Permissible Amount According to Regulations Governing the Municipal Affordable Housing Trust Funds, With a Not to Exceed Amount of \$21,700.00*

WHEREAS, the City of Lambertville adopted the 2020 Amended Third Round Housing Element & Fair Share Plan on March 4, 2020, and it was endorsed on June 10, 2020; and

WHEREAS, page 65 of the 2020 Amended Third Round Housing Element & Fair Share Plan outlines the spending plan and it includes a provision to fund administrative fees, inclusive of professional services and salaries and benefits; and

WHEREAS, the provision states “no more than 20% of the revenues collected from development fees each year, exclusive of the fees used to fund RCA, shall be expended on administration, including, but not limited to salaries and benefits for municipal employees or consultant fees necessary to prepare or implement a rehabilitation program, a new construction program, a housing element and fair share plan, and/or an affirmative marking program.

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 the maximum permissible amount according to regulations governing municipal affordable housing trust funds, and no more than \$21,700.00, is hereby appropriated to fund administrative fees for the 2025 calendar year.

xi. RESOLUTION NUMBER 54-2025: A Resolution Authorizing Transfer of Budget Appropriation Reserves Pursuant to N.J.S.A. 401:4-59

WHEREAS, in accordance with N.J.S.A 40A:4-59, transfers may be made between appropriation reserve accounts in the General Budget during the first 3 months of the succeeding year; and

WHEREAS, such transfers are made to cover expenses in accounts in excess of that anticipated and from accounts having expenses in less amounts than anticipated;

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville, County of Hunterdon, New Jersey, in accordance with N.J.S.A 40A:4-59 that transfers between budget appropriation reserve accounts on the attached report are authorized and that a certified copy of this resolution adopted by not less than a two-thirds (2/3) vote of the full membership of the governing body shall be transmitted to the Chief Financial Officer.

<u>ACCOUNT NO.</u>	<u>ACCOUNT TITLE</u>	<u>FROM</u>	<u>TO</u>
4-01-20-155-200	Legal Service OE		\$2,500.00
4-01-25-240-100	Police SW	\$5,500.00	
4-01-26-305-200	Solid Waste Collection OE		3,000.00
	Total	\$5,500.00	\$5,500.00

xii. RESOLUTION NUMBER 55-2025: A Resolution to Support Publishing Legal Notices on Official Government Websites

WHEREAS, the sunset provision of March 1, 2025, imposed under P.L. 2024 c.106 is fast approaching in what was a temporary solution that allowed local governments to comply with the public notice requirements under the law in time for annual reorganization meetings in January; and,

WHEREAS, local government officials serve as the stewards of property taxpayer dollars and should no longer be required to subsidize the newspaper industry with revenues collected from publishing legal notices in the press; and,

WHEREAS, long before NJ Advanced Media’s announcement that it was terminating daily print publications in January of 2025, local government officials found it increasingly difficult to comply with the public notice requirements under the law as the media has become almost exclusively digitized and struggled to retain staff, resources, and publications; and,

WHEREAS, legislation that will authorize local governments to publish legal notices on a local government’s official website will streamline an antiquated and overly burdensome process and save valuable time, resources, and property taxpayer dollars; and,

NOW, THEREFORE, BE IT RESOLVED that the **Governing Body of the City of Lambertville, in the County of Hunterdon**, hereby urge state leaders to pass legislation that will authorize municipalities, counties, school districts, and all local governments to publish legal notices in a clear, transparent, and timely manner on a local government’s official website.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be sent to Governor Phil Murphy, Senate President Nicholas Scutari, Speaker of the General Assembly Craig Coughlin, Senator **Shirley K. Turner**, Assemblymembers **Verlina Reynolds Jackson and Anthony Verrelli**, and the New Jersey State League of Municipalities.

*xiii. **RESOLUTION NUMBER 56-2025: A Resolution to Authorize the Extension of the Employment for the Director of Social Services Through April 30, 2025***

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville, in the County of Hunterdon, that the employment with the Director of Social Services is here by extended through April 30, 2025.

BE IT FURTHER RESOLVED that Helen T. Kuhl will work on Tuesdays from 11:00 am to 5:30 pm at a rate of \$35.00 per hour, with health benefits, and will receive a salary not to exceed \$3,867.50 for her employment in the 2025 calendar year.

*xiv. **RESOLUTION NUMBER 57-2025: A Resolution to Authorize the Memorandum of Understanding with New Hope Celebrates for the 22nd Annual Pride Parade on Saturday, May 17, 2025.***

WHEREAS, New Hope Celebrates is requesting approval for the 22nd Annual Pride Parade on Saturday, May 17, 2025; and

WHEREAS, the request is for the use of City Hall, police presence and assistance as well as the following road closures:

<u>Road</u>	<u>Closure timing</u>	<u>Road</u>	<u>Closure timing</u>
York St	8:30am - 1pm	Bridge St (N Union St to Lambert Lane/the bridge) No parking on Bridge St from 9am - 1pm	10:30am - 1pm
Jefferson St	8:30am - 1pm	Church St	10am - 1pm
Coryell St	10am - 1pm	Lambert Ln	10:30am - 1pm

S Union St (Bridge St to Ferry St)	10:30am - 1pm	Delavan St	8:30am - 1pm
Klines Ct	10:30am - 1pm	George St (from Church St to Perry St)	8:30am - 1pm
Hendricks St	10am - 1pm	N Union St (from Bridge St to Delaware Ave)	10:30am - 1pm
Gordons Alley	10am - 1pm		

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 the Mayor and City Clerk are hereby authorized to sign the Memorandum of Understanding with New Hope Celebrates for the 22nd Annual Pride Parade on Saturday, May 17, 2025.

- xv. RESOLUTION NUMBER 58-2025: *A Resolution to Authorizing the City of Lambertville to Enter into a Cooperative Pricing Agreement in the Hunterdon County Cooperative Pricing System ID#51 (HCCPS) for Electric*

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the County of Hunterdon, hereinafter referred to as the "Lead Agency " has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services; and

WHEREAS, on February 20,2025 the governing body of the City of Lambertville, County of Hunterdon, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

NOW, THEREFORE BE IT RESOLVED as follows:

TITLE

This RESOLUTION shall be known and may be cited as the Cooperative Pricing Resolution of the County of Hunterdon,

AUTHORITY

Pursuant to the provisions of *N.J.S.A. 40A:11-11(5)*, the Andrew J. Nowick, Mayor is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

CONTRACTING UNIT

The Lead Agency shall be responsible for complying with the provisions of the *Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.)* and all other provisions of the revised statutes of the State of New Jersey.

EFFECTIVE DATE

This resolution shall take effect immediately upon passage.

xvi. RESOLUTION NUMBER 59-2025: *A Resolution to Authorize the Salary & Wage for Administration of the Affordable Housing Compliance*

WHEREAS, the New Jersey Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., requires the municipalities appoint a Municipal Housing Liaison; and

WHEREAS, on January 2, 2025, with Resolution Number 08-2025, Cynthia Ege was appointed to serve as the Municipal Housing Liaison, and Susan Bacorn was appointed to serve as the Financial Administrator for Affordable Housing; and

WHEREAS, the Municipal Housing Liaison is the contact person for all Affordable Housing inquiries, will be required to become certified through the Rutgers program; updates the DCA’s Affordable Housing website and files the annual report, attends meetings regarding Affordable Housing and when necessary prepares meeting agendas and minutes for the Affordable Housing Advisory Committee; and

WHEREAS, the Financial Administrator for Affordable Housing is responsible for monthly reconciliation of the Affordable Housing Trust Account, processing Development Fees, and completion of the financial section of the annual report.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville that the following salaries are hereby authorized for the 2025 calendar year to administer the Affordable Housing Municipal Liaison and Financial Administration for the City of Lambertville:

Susan Bacorn in the amount of \$2,000.00

Cynthia Ege in the amount of \$7,000.00

xvii. RESOLUTION NUMBER 60-2025: *A Resolution of Support from the city of Lambertville Authorizing the Sustainable Jersey Grant Application*

WHEREAS, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic and social objectives are balanced and mutually supportive; and

WHEREAS, the City of Lambertville strives to save tax dollars, assure clean land, air and water, improve working and living environments; and

WHEREAS, the City of Lambertville is participating in the Sustainable Jersey Program; and

WHEREAS, one of the purposes of the Sustainable Jersey Program is to provide resources to municipalities to make progress on sustainability issues, and they have

created a grant program called the Sustainable Jersey 2025 Grants Program funded by the PSEG Foundation;

THEREFORE, the Governing Body of the City of Lambertville has determined that Lambertville should apply for the aforementioned Grant in the amount of \$20,000 to fund the project ‘For a Resilient Lambertville: Less Lawn, More Native Plants!’ whose purpose is to increase the resiliency of the City in the face of climate related weather extremes, increase wildlife habitat, and encourage essential culture change by offering rebates to residents who replace lawn with native plant gardens and native trees, and by providing education about the importance of this action.

THEREFORE, BE IT RESOLVED, that Governing Body of the City of Lambertville, County of Hunterdon, State of New Jersey, authorizes the submission of the aforementioned Sustainable Jersey Grant.

IX. *End of Consent Agenda*

RESOLUTION NUMBER 61-2025: *A Resolution to Authorize the Temporary Placement of an Opioid Awareness Bench at City Hall.*

WHEREAS, the Drug Free Task Force and Safe Coalition and One Voice of Hunterdon requested approval to place an Opioid Awareness Bench at City Hall for a period of one month at City Hall; and

WHEREAS, the Governing Body of the City of Lambertville would like to join with the Drug Free Task Force and Safe Coalition and One Voice of Hunterdon to raise awareness about Opioid addiction.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the City of Lambertville, that the placement of an Opioid Awareness Bench at City Hall for one month during the Spring of 2025 is hereby authorized.



RESOLUTION NUMBER 62-2025: A Resolution Approving a Settlement Agreement and Release with Lynn Johnson and Betty Giddio

WHEREAS, the City of Lambertville and certain agents and employees (together, the “**City**”) are defendants in a lawsuit filed in the Superior Court of New Jersey, Hunterdon County bearing Docket Number HNT-L-433-23 (the “**Lawsuit**”), with said Lawsuit being filed by plaintiffs Lynn Johnson and Betty Giddio (the “**Plaintiff**,” and together with the City and the City Zoning Board of Adjustment (the “**Board**”), the “**Parties**”); and

WHEREAS, Plaintiff, in the Lawsuit, asserted certain claims arising out of a zoning issue involving their property in 2022 and 2023; and

WHEREAS, the City filed an Answer denying all liability in connection with the Lawsuit; and

WHEREAS, the City does not and shall not admit liability in the Lawsuit or otherwise, but is desirous of avoiding the cost and expense of further litigation; and

WHEREAS, the Parties have negotiated settlement terms to fully and finally resolve all claims among them in exchange for Plaintiff’s release of all claims against the City and dismissal of the Lawsuit with prejudice (the “**Settlement Agreement**”); and

WHEREAS, the Governing Body desires to approve the Settlement Agreement reached by the Parties in the form on file with the City Clerk; and

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

1. The recitals are hereby incorporated as if restated herein in full.
2. The Settlement Agreement is hereby approved and accepted, subject to the Board conducting a hearing, presently schedule for February 27, 2025, on the Settlement Agreement and terms thereof. The Mayor, along with any other necessary personnel, is authorized and directed to execute the Settlement Agreement consistent with the terms contained therein.
3. This Resolution shall take effect immediately.

X. Approval of Bills List(s)

XI. Discussion Items

- a. Library Apartment Deed Restriction
- b. Devices (cell phones/laptops) for Council Members for City Use
- c. Dog Waste Management
- d. Cannabis Retail Hours
- e. Pedestrian Safety

XII. Ordinances – First Reading

- a. ORDINANCE NUMBER 02-2025: An Ordinance to Amend the Lambertville City Code, 2014, Chapter 7, Traffic, to Install a Handicapped Parking Space in Front of 47 Delaware Avenue Requested by John Frangakis.

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 the Lambertville City Code, 2014, Chapter 7, Handicapped Parking, Section 7-4.8, is amended to include the following:

South side of Delaware Avenue, in front of 47 Delaware Ave.

INTRODUCTION AND FIRST READING: February 20, 2025

PUBLIC HEARING AND SECOND READING: March 20, 2025

- b. **ORDINANCE NUMBER 03-2025:** An Ordinance Of The City Of Lambertville, In The County Of Hunterdon, New Jersey, Providing For Environmental Investigation And Remediation Of Cavallo Park In And For The City, Appropriating \$140,000 Therefor, And Authorizing The Issuance Of \$140,000 In General Improvement Bonds Or Notes Of The City To Finance The Same

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMBERTVILLE, IN THE COUNTY OF HUNTERDON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) **AS FOLLOWS:**

Section 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the City of Lambertville, in the County of Hunterdon, New Jersey (the "City") as general improvements. For the improvements or purposes described in Section 3 hereof, there is hereby appropriated the \$140,000, including the sum of \$7,000 as the down payment for the improvement and purpose required by the Local Bond Law. The down payment has been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment or otherwise provided for hereunder, negotiable bonds or notes are hereby authorized to be issued in the principal amount of \$133,000, pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for which the bonds or notes is environmental remediation of Cavallo Park, as detailed by an engineer's estimate, dated January 31, 2025, on file in the Office of the City Clerk, and including all work and related materials necessary therefor or incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes is as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes authorized herein is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8(a). The chief financial officer is hereby authorized to sell part or all of the notes from time to time, at not less than par and accrued interest, at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must

include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget or temporary capital budget (as applicable) of the City is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget or amended temporary capital budget (as applicable) and capital program as approved by the Director of the Division of Local Government Services is on file with the Clerk and is available there for public inspection.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The several improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are improvements or purposes the City may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law, computed on the basis of respective amounts or obligations for the several purposes and the respective reasonable life thereof within the limitations of the Local Bond Law, is 15.00 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the City as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$133,000, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$80,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the improvements or purposes.

(e) The City reasonably expects to commence the acquisition of the several improvements or purposes described in Section 3 hereof, and to advance all or a portion of the costs in respect thereof, prior to the issuance of bonds or notes hereunder. To the extent such costs are advanced, the City further reasonably expects to reimburse such expenditures from the proceeds of the bonds or notes authorized by this bond ordinance, in an aggregate amount not to exceed the amount of bonds or notes authorized in Section 1 hereof.

Section 7. Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized hereunder shall be reduced to the extent that such funds are so used.

Section 8. The full faith and credit of the City is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy ad valorem taxes upon all the taxable real property within the City for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. The City Council hereby covenants on behalf of the City to take any action necessary or refrain from taking such action in order to preserve the tax-exempt status of the bonds and notes authorized hereunder as is or may be required under the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code"), including

compliance with the Code with regard to the use, expenditure, investment, timely reporting and rebate of investment earnings as may be required thereunder.

Section 10. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

XIII. Ordinances – Second Reading

- a. ORDINANCE NUMBER 01-2025: *An Ordinance Authorizing the Extension of the Lease Agreement Between the City of Lambertville and Fisherman’s Mark for Use of a Portion of the Property Owned by the City and Located at 260 North Main Street (block 1002, Lot 41).*

WHEREAS, the City of Lambertville (the “**City**”), a municipal corporation of the State of New Jersey, with offices located at 18 York Street, Lambertville New Jersey 08530, owns the property shown on the City Tax Maps as Block 1002, Lot 41, commonly known as 260 N. Main Street (the “**Property**”); and

WHEREAS, Fisherman’s Mark (“**Fisherman’s Mark**”) requested to lease a portion of the Property for use as a food pantry (the “**Leased Premises**”); and

WHEREAS, Fisherman’s Mark is a New Jersey nonprofit corporation organization based in the City, and in accordance with its mission statement, provides programs to vulnerable populations that promote stability, health and education, while also providing responsive services such as food and affordable childcare services; and

WHEREAS, Fisherman’s Mark provides a store-like environment to give City residents food to prepare meals that are affordable and healthy choices; and

WHEREAS, the Leased Premises at the Property are not currently being used by the City; and

WHEREAS, the continued use of the Leased Premises at the Property will allow Fisherman’s Mark to continue to provide essential services for City residents in need; and

WHEREAS, the City may lease the Leased Premises to Fisherman’s Mark by ordinance, pursuant to N.J.S.A. 40A:12-1 et. seq. of the Local Lands and Buildings Law; and

WHEREAS, on December 16, 2021, pursuant to Ordinance 26-2021, the City approved a lease agreement with Fisherman’s Mark for use of the Leased Premises, for a term of one (1) year, with rent due and payable to the City in the amount of \$1,000.00 per month, effective January 1, 2022 (the “**Lease Agreement**”); and

WHEREAS, on October 20, 2022, pursuant to Ordinance 26-2022, the City approved an extension of the Lease Agreement for six (6) months, with all other provisions of the Lease Agreement remaining unchanged; and

WHEREAS, on April 20, 2023, pursuant to Ordinance 06-2023, the City approved an extension of the Lease Agreement for an additional six (6) months, with all other provisions of the Lease Agreement remaining unchanged; and

WHEREAS, on December 21, 2023, pursuant to Ordinance 36-2023, the City approved an extension of the Lease Agreement for an additional six (6) months, with all other provisions of the Lease Agreement remaining unchanged; and

WHEREAS, on June 20, 2024, pursuant to Ordinance 12-2024, the City approved an extension of the Lease Agreement for an additional six (6) months, with all other provisions of the Lease Agreement remaining unchanged; and

WHEREAS, the City and Fisherman’s Mark desire to further extend the term of the Lease Agreement on a month-to-month basis, with all other provisions of said Lease Agreement remaining unchanged.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the City of Lambertville, as follows:

The aforementioned recitals are incorporated herein as though fully set forth at length.

The Governing Body approves the extension of the Lease Agreement with Fisherman's Mark for use of the Leased Premises, on a month-to-month basis, with all other terms of the Lease Agreement remaining unchanged.

The Mayor is authorized to execute any documents necessary to effectuate the extension of the Lease Agreement described herein.

If any section, paragraph, subdivision, clause, sentence, phrase or provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

The City Clerk is hereby directed to publish this Ordinance as required by applicable law and make the same available for public inspection.

This Ordinance shall take effect after twenty (20) days of its final passage by the Municipal Council, upon approval by the Mayor and publication as required by law.

INTRODUCTION AND FIRST READING: January 16, 2025

PUBLIC HEARING AND SECOND READING: February 20, 2025

XIV. Correspondence

a. NJDOT regarding a reduction in Speed Limit, Traffic Regulation Order 2024-18 (LS):

(A) Zone 1: 35 MPH between the West Amwell Township – City of Lambertville southerly corporate line and 1980 feet north to Knob Road (approximate milepost 18.07 to 18.48)

(B) Zone 2: 25 MPH between Knob Road and 735 feet north to Mount Hope Street (approximate mileposts 18.48 to 18.60)

b. NJDOT regarding a reduction in Speed Limit, Traffic Regulation Order 2024-19 (LS)

(A) Zone 1: 25 MPH between Mount Hope Street and 1050 feet north to Route NJ 179 (Bridge Street)(approximate mileposts 0.00 to 0.26)

XV. Board Appointments

- i. Human Rights Council, to fill an unexpired term, Cora Burke
- ii. Shade Tree Commission, to fill an unexpired term, Cynthia Richards

XVI. Ongoing Projects

XVII. Announcements

a. WEBSITE: www.lambertvillenj.org for all the news. We also post on Facebook.

b. HOLIDAY CLOSURES

- i. Monday, February 17, 2025, for President's Day. Please note: no bulk pick-up.

c. PERMITS AND LICENSING

- i. Dog and Cat Licenses are due no later than February 28, 2025, to avoid a late fee.

- ii. Landlord Registrations are due no later than March 31, 2025, to avoid a late fee.

XVIII. Public Participation/Constituent Concerns

- XIX. Closed Session:** *the Governing Body will go into closed session to discuss attorney/client matters related to potential contracts and litigation, pursuant to N.J.S.A. 10:4-12(b)(7) – IF NEEDED.*

XX. Adjournment