



Kelly A. Grant
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Member of the NJ Bar

February 20, 2026

Via eCourts

Hon. Thomas C. Miller, A.J.S.C. (ret.)
Richard J. Hughes Justice Complex
P.O. Box 037
Trenton, New Jersey 08625

Re: IMO the Application of the City of Lambertville
Docket No. HNT-L-30-25

Dear Judge Miller:

Enclosed please find City of Lambertville Resolution #65-2026 endorsing the Housing Element and Fair Share Plan that was previously provided to the Court as well as copies of Ordinance Numbers 01-2026 and 02-2026.

Thank you for your continued courtesy in this matter.

Respectfully submitted,

Kelly A. Grant

Kelly A. Grant

KAG/acm

Encl.

RESOLUTION NUMBER 65-2026

A Resolution of the City of Lambertville, in the County of Hunterdon, New Jersey, Endorsing the Amended Fourth Round Housing Plan Element and Fair Share Plan, as Adopted by the Planning Board of the City of Lambertville on February 4, 2026.

WHEREAS, the New Jersey Fair Housing Act ("FHA") at N.J.S.A. 52:27D-301 et seq., was amended on March 20, 2024, per P.L. 2024, c.2, requiring the Department of Community Affairs ("DCA") to calculate the Fourth Round Present and Prospective Need Obligation of municipalities within the state and establishing the New Jersey Affordable Housing Dispute Resolution Program; and

WHEREAS, the Mayor and Council of the City of Lambertville resolved in Resolution No. 2025-43 to accept the DCA-calculated Present Need Obligation of zero (0) units and Fourth Round Prospective Need Obligation of thirty-nine (39) units and participate in the Affordable Housing Dispute Resolution Program; and

WHEREAS, pursuant to the FHA, Administrative Directive No. 14-24, and Res. No. 2025-43, the City's professionals filed a Declaratory Judgment action with the Program under Docket Number HNT-L-30-25; and

WHEREAS, no parties challenged the City's present and prospective need obligations; and

WHEREAS, on March 27, 2025, the Honorable William G. Mennen, J.S.C. entered an Order establishing the City's Present Need Obligation as zero (0) units and Prospective Need Obligation as thirty-nine (39) units; and

WHEREAS, the City's Planning Board adopted the Fourth Round Housing Plan Element and Fair Share Plan on June 4, 2025; and

WHEREAS, the City's Affordable Housing Counsel submitted the adopted Fourth Round Housing Plan Element and Fair Share Plan to the Affordable Housing Dispute Resolution Program on June 5, 2025; and

WHEREAS, on August 28, 2025, Fair Share Housing Center ("FSHC"), an advocacy organization for New Jersey's low- and moderate-income residents, filed a challenge to the City's Housing Plan Element and Fair Share Plan; and

WHEREAS, through mediation and with the assistance of a Program-appointed Special Adjudicator, the City and FSHC reached a settlement of the FSHC challenge, memorialized in a Mediation Agreement between the parties, executed January 5, 2026; and

WHEREAS, pursuant to the terms of the Mediation Agreement, the City adopted an Amended Fourth Round Housing Plan Element and Fair Share Plan on February 4, 2026; and

WHEREAS, a true and accurate copy of the 2026 Amended Fourth Round Housing Plan Element and Fair Share Plan is annexed hereto as Exhibit A; and

WHEREAS, a true copy of the Resolution of the Planning Board adopting the 2026 Amended Housing Plan Element and Fair Share Plan is annexed hereto as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Lambertville, County of Hunterdon, State of New Jersey, hereby endorses the 2026 Amended Fourth Round Housing Plan Element and Fair Share Plan as adopted by the City of Lambertville Planning Board; and

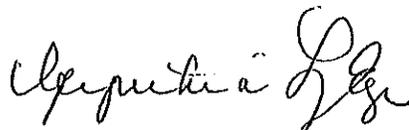
BE IT FURTHER RESOLVED, that the City's professionals are directed to continue to take all actions necessary to continue participating in and remain in compliance with the Affordable Housing Dispute Resolution Program, and to satisfy the terms of the City's Mediation Agreement with FSHC.

ADOPTED: February 19, 2026



Andrew G. Nowick, Mayor

I, Cynthia L. Ege, CMR, RMC, City Clerk of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, certify this to be a true copy of the resolution adopted by the Governing Body of the City of Lambertville at the reorganization meeting held on February 19, 2026 in person at the Phillip L. Pittore Justice Center located at 25 South Union Street and streamed live using the virtual meeting platform Zoom.



Cynthia L. Ege, CMR, RMC, City Clerk

ORDINANCE 01-2026

AN ORDINANCE OF THE CITY OF LAMBERTVILLE, HUNTERDON COUNTY, STATE OF NEW JERSEY, TO AMEND THE ZONING ORDINANCE, ARTICLE III, ZONING DISTRICTS AND ZONING MAP, AND ARTICLE IV, ZONING, TO ESTABLISH THE IO-3 INCLUSIONARY OVERLAY ZONE 3 ON BLOCK 1006, LOTS 35, 36, 37, 38, AND 40.

WHEREAS, the Planning Board of the City of Lambertville, Hunterdon County, State of New Jersey, adopted a Fourth Round Housing Plan Element and Fair Share Plan (“HEFSP”) pursuant to N.J.S.A. 40:55D-28 on June 4, 2025, to address its cumulative Fourth Round affordable housing obligations pursuant to the New Jersey Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., as amended by P.L. c.2, 2024; and

WHEREAS, the Mayor and Council of the City of Lambertville endorsed the Fourth Round HEFSP by resolution on June 26, 2025; and

WHEREAS, the Plan was filed with the Superior Court in compliance with the FHA; and

WHEREAS, Fair Share Housing Center (“FSHC”) filed a challenge to the City’s HEFSP; and

WHEREAS, the City of Lambertville and FSHC executed a Mediation Agreement on January 5, 2026, to resolve the challenge; and

WHEREAS, the Mediation Agreement specifies that the City shall address its Unmet Need obligation of 39 in part with the adoption of an inclusionary overlay ordinance on Block 1006, Lots 35, 36, 36, 38, and 40 (the “SpokeWorks site”) to add multifamily residential development as a permitted use, and to require a minimum of eight (8) affordable units; and

WHEREAS, the Planning Board prepared and adopted an Amended Fourth Round HEFSP proposing additional inclusionary overlay zones in accordance with the signed Mediation Agreement; and

WHEREAS, the proposed ordinance establishing the IO-3 Inclusionary Overlay Zone 3 has been prepared in accordance with the signed Mediation Agreement and Amended Fourth Round HEFSP; and

WHEREAS, the Planning Board has determined by public hearing and resolution that the ordinance is consistent with the City’s Master Plan pursuant to N.J.S.A. 40:55D-62;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMBERTVILLE, in the County of Hunterdon and the State of New Jersey, that the "Zoning Ordinance" of the Code of the City of Lambertville (2014) (hereinafter “Code”) is hereby amended and supplemented as follows:

SECTION 1. Article III, §Z-300, “Zoning Districts”, of the Code of the City of Lambertville (2014), is hereby amended to read as follows:

§300 Zoning Districts.

- A. For purposes of this Ordinance, the City of Lambertville is hereby divided into the following zoning districts:

Symbol	Zone
R-C	Residential – Conservation
R-L	Residential Low Density
R-1	Residential 1
R-2	Residential 2
R-3	Townhouse Residential
CBD	Central Business District
C-2	Service Commercial (Ord. No. 2014-28)
C-3	General Commercial
	Residential Overlay Option 1 (Ord. No. 2001-15)
IO-1	Inclusionary Overlay Zone 1 (Ord. no. 05-2019)
IO-2	Inclusionary Overlay Zone 2 (Ord. no. 05-2019)
<u>IO-3</u>	<u>Inclusionary Overlay Zone 3 (Ord. no. 01-2026)</u>
LHSRA	Lambertville High School Redevelopment Area

- B. No change.

SECTION 2. Article III, §Z-301, “Zoning Map”, of the Code of the City of Lambertville (2014) is hereby amended to read as follows:

§301 ZONING MAP

- A. The boundaries of these districts are hereby established as shown on the map entitled “Zoning Map of the City of Lambertville”, dated May 14, 2021, and as it may be amended pursuant to law.

- B. Zoning Map Amendments.

1. No change.
2. No change.
3. No change.
4. No change.
5. No change.
6. No change.

7. Inclusionary Overlay Zone 3: An Ordinance to amend the Zoning Map and Zoning Ordinance of the City of Lambertville to create the IO-3 Inclusionary Overlay Zone 3 to create realistic opportunities for housing that is affordable to very low-, low-, and moderate-income households. See Zoning Map Amendment attachment.

SECTION 3. Article IV, “Zoning”, of the Code of the City of Lambertville (2014) is hereby amended to add the following:

§ Z-408. C-3 GENERAL COMMERCIAL

§ Z-408.1. Permitted Principal Uses on the Land and in Buildings.

- A. No change.
- B. No change.
- C. No change.
- D. No change.
- E. No change.
- F. No change.
- G. IO-3 Inclusionary Overlay Zone 3.
 1. Purpose and Applicability: The IO-3 Inclusionary Overlay Zone 3 is intended to create a realistic opportunity for the development of multifamily housing that includes market-rate dwelling units provided that no less than 20% of the total number of units are affordable to very low-, low-, and moderate-income households. The IO-3 Zone encompasses the entirety of Block 1006, Lots 35, 36, 37, 38, and 40.
 2. General Provisions.
 - a. In any inclusionary development permitted by this subsection, at least 20% of the residential units must be affordable to very low-, low-, and moderate-income households.
 - b. Where the regulations of this subsection conflict with §LDR-1200.6 of the City's Affordable Housing Ordinance, the effects and requirements of this subsection shall supersede the requirements of § LDR-1200.6.
 - c. Where the regulations of this subsection are silent, the standards of the underlying zoning district and Article V “Additional Requirements and Performance Standards” shall apply.
 3. Additional Permitted Principal Uses. In addition to the uses otherwise permitted in the C-3 District, the following uses shall be permitted in the IO-3 Inclusionary Overlay Zone:
 - a. Multi-family Residential Dwellings that conform to the following requirements. Any deviation from the requirements articulated pursuant

to this subsection shall constitute the need for relief pursuant to N.J.S.A. 40:55D-70.d(1) for a principal use or structure that is not permitted in the zone:

- i. No more than 40 dwelling units may be developed.
- ii. No fewer than eight (8) dwelling units, or 20% of the total dwelling units developed, whichever is greater, shall be restricted to occupancy by very low-, low-, and moderate-income households in accordance with § LDR-1200.6 of the City's Affordable Housing Ordinance.
- iii. Multi-family Residential Dwellings shall consist of either single-family attached dwellings (town homes) or apartments or a combination of both.

4. Accessory Uses Permitted:

- a. Common recreational facilities in order to satisfy the needs of the residents within the development, including but not limited to open space, tot lots, picnic tables and recreational paths.
- b. Complementary landscape structures and site elements including benches, trellises, and other such features customarily associated with the permitted principal uses.
- c. Irrigation systems.
- d. Fences and walls in accordance with the design provisions specified in § Z-507.
- e. Patios and balconies.
- f. Off-street parking and private garages in accordance with §§ Z-402.2H9 and Z-509.
- g. Signs in accordance with §Z-402.2.H.11 and §Z-515.
- h. Office space within an apartment building to be used for the operation and management of the building(s).
- i. Lighting in accordance with §Z-511.
- j. Stormwater management and other utilities.
- k. Conservation areas, recreation, open space, and public purpose uses.
- l. Temporary construction trailers and one sign not exceeding 32 square feet in area, either attached to the trailer or freestanding, which advertises the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and ending with the issuance of a certificate of

occupancy or one-year, whichever time period is less. The temporary construction trailer(s) and temporary sign shall be located on the site where the construction is taking place and shall be set back at least 30 feet from all lot lines and from the right-of-way lines of all existing and proposed streets. There shall be at least one operating telephone within the trailer.

m. Other accessory uses customarily incidental to a permitted principal use.

5. Area, Yard, Height and Coverage Requirements. Any plans for residential development pursuant to §Z-408.1.G shall comply with the standards of the underlying C-3 General Commercial District at § Z-408.4 Height Limits and § Z-408.5 Area and Yard Requirements.

6. Minimum Residential Floor Area. Any plans for residential development pursuant to §Z-408.1.G shall comply with the minimum unit size established by the Uniform Housing Affordability Controls (UHAC) contained at N.J.A.C. 5:80-26.1 et seq. and referenced under § LDR-XII-1200 of the City’s Affordable Housing ordinance.

7. Minimum Off-Street Parking Requirements. Any plans for residential development pursuant to §Z-408.1.G shall be subject to the parking requirements of the New Jersey Residential Site Improvement Standards (RSIS) contained at N.J.A.C. 5:21.

8. Design Guidelines. Architectural design shall comply with the Lambertville Design Guidelines contained within Chapter Z “Zoning Ordinance,” Attachment 3.

9. Driveway Access. Any plans for residential development pursuant to §Z-408.1.G shall provide for the following:

a. North Union Street Driveway: A two-way driveway shall be provided to serve as vehicular and pedestrian access between North Union Street and off-street parking serving the new residential dwellings or non-residential uses.

b. Elm Street Driveway: The existing driveway at Elm Street shall be closed to all vehicular traffic.

INTRODUCTION AND FIRST READING:	January 22, 2026
PLANNING BOARD REVIEW:	February 4, 2026
PUBLIC HEARING AND SECOND READING:	February 19, 2026
ADOPTED:	February 19, 2026

CLERKS CERTIFICATE

I, Cynthia L. Ege, CMR, RMC, 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 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 January 22, 2026 and finally adopted by the governing body on February 19, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 20th day of February 2026.



A handwritten signature in black ink, appearing to read "Cynthia L. Ege".

Cynthia L. Ege, CMR, RMC, City Clerk

ORDINANCE 02-2026

AN ORDINANCE OF THE CITY OF LAMBERTVILLE, HUNTERDON COUNTY, STATE OF NEW JERSEY, TO AMEND THE ZONING ORDINANCE, ARTICLE III, ZONING DISTRICTS AND ZONING MAP, AND ARTICLE IV, ZONING, TO ESTABLISH THE IO-4 INCLUSIONARY HOUSING OVERLAY ZONE 4 ON BLOCK 1004, LOTS 1 AND 2.

WHEREAS, the Planning Board of the City of Lambertville, Hunterdon County, State of New Jersey, adopted a Fourth Round Housing Plan Element and Fair Share Plan (“HEFSP”) pursuant to N.J.S.A. 40:55D-28 on June 4, 2025, to address its cumulative Fourth Round affordable housing obligations pursuant to the New Jersey Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., as amended by P.L. c.2, 2024; and

WHEREAS, the Mayor and Council of the City of Lambertville endorsed the Fourth Round HEFSP resolution on June 26, 2025; and

WHEREAS, the Plan was filed with the Superior Court in compliance with the FHA; and

WHEREAS, Fair Share Housing Center (“FSHC”) filed a challenge to the City’s HEFSP; and

WHEREAS, the City of Lambertville and FSHC executed a Mediation Agreement on January 5, 2026, to resolve the challenge; and

WHEREAS, the Mediation Agreement specifies that the City shall address its Unmet Need obligation of 39 in part with the adoption of an inclusionary overlay ordinance on Block 1004, Lots 1 and 2 (the “CVS site”) to add multifamily residential development as a permitted use at a density of 24 units per acre; and

WHEREAS, the Planning Board adopted an Amended Fourth Round HEFSP proposing additional inclusionary overlay zones in accordance with the signed Mediation Agreement; and

WHEREAS, the proposed ordinance establishing the IO-4 Inclusionary Overlay Zone 4 has been prepared in accordance with the executed Mediation Agreement and Fourth Round HEFSP; and

WHEREAS, the Planning Board has determined by public hearing and resolution that the ordinance is consistent with the City’s Master Plan pursuant to N.J.S.A. 40:55D-62;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY

OF LAMBERTVILLE, in the County of Hunterdon and the State of New Jersey, that the "Zoning Ordinance" of the Code of the City of Lambertville (2014) (hereinafter “Code”) is hereby amended and supplemented as follows:

SECTION 1. Article III, §Z-300, “Zoning Districts”, of the Code of the City of Lambertville (2014), is hereby amended to read as follows:

§300 Zoning Districts.

- A. For purposes of this Ordinance, the City of Lambertville is hereby divided into the following zoning districts:

Symbol	Zone
R-C	Residential – Conservation
R-L	Residential Low Density
R-1	Residential 1
R-2	Residential 2
R-3	Townhouse Residential
CBD	Central Business District
C-2	Service Commercial (Ord. No. 2014-28)
C-3	General Commercial
	Residential Overlay Option 1 (Ord. No. 2001-15)
IO-1	Inclusionary Overlay Zone 1 (Ord. no. 05-2019)
IO-2	Inclusionary Overlay Zone 2 (Ord. no. 05-2019)
<u>IO-4</u>	<u>Inclusionary Overlay Zone 4 (Ord. no. 02-2026)</u>
LHSRA	Lambertville High School Redevelopment Area

B. No change.

SECTION 2. Article III, §Z-301, “Zoning Map”, of the Code of the City of Lambertville (2014) is hereby amended to read as follows:

§301 ZONING MAP

A. The boundaries of these districts are hereby established as shown on the map entitled “Zoning Map of the City of Lambertville”, dated May 14, 2021, and as it may be amended pursuant to law.

B. Zoning Map Amendments.

1. No change.
2. No change.
3. No change.
4. No change.
5. No change.
6. No change.
7. No change.
8. Inclusionary Overlay Zone 4: An Ordinance to Amend the Zoning Map and Zoning Ordinance of the City of Lambertville to create the IO-4 Inclusionary Overlay Zone 4 to create realistic opportunities for housing that is affordable to very low-, low-, and moderate-income households. See Zoning Map Amendment attachment.

SECTION 3. Article IV, “Zoning”, of the Code of the City of Lambertville (2014) is hereby amended to add the following:

§ Z-407. C-2 SERVICE COMMERCIAL

§ Z-407.1. Permitted Uses.

... (subsection A-N remain unchanged)

O. IO-4 Inclusionary Overlay Zone 4.

1. Purpose and Applicability: The IO-4 Inclusionary Overlay Zone 4 is intended to create a realistic opportunity for the development of multifamily housing that includes market-rate dwelling units provided that no less than 20% of the total number of units are affordable to very low-, low-, and moderate-income households. The IO-4 Zone encompasses the entirety of Block 1004, Lots 1 and 2 and, as such, the entirety of the zone shall be developed as one project in order to utilize the IO-4 Zone regulations.
2. General Provisions.
 - a. In any inclusionary development permitted by this subsection, at least 20% of the residential units must be affordable to very low-, low-, and moderate-income households.
 - b. Where the regulations of this subsection conflict with §LDR-1200.6 of the City's Affordable Housing Ordinance, the effects and requirements of this subsection shall supersede the requirements of § LDR-1200.6.
 - c. Where the regulations of this subsection are silent, the standards of the underlying zoning district and Article V "Additional Requirements and Performance Standards" shall apply.
3. Additional Permitted Principal Uses. In addition to the uses otherwise permitted in the underlying C-2 District, the following uses shall be permitted in the IO-4 Inclusionary Overlay Zone:
 - a. Multi-Family Residential Dwellings with a maximum density of 24 dwelling units per acre.
4. Accessory Uses Permitted:
 - a. Common recreational facilities in order to satisfy the needs of the residents within the development, including but not limited to open space, tot lots, picnic tables and recreational paths.
 - b. Complementary landscape structures and site elements including benches, trellises, and other such features customarily associated with the permitted principal uses.
 - c. Irrigation systems.
 - d. Fences and walls in accordance with the design provisions specified in § Z-507.
 - e. Patios and balconies.
 - f. Off-street parking and private garages in accordance with §§ Z-402.2H9 and Z-509.
 - g. Signs in accordance with §Z-402.2.H.11 and §Z-515.
 - h. Office space within an apartment building to be used for the operation and

management of the building(s).

- i. Lighting in accordance with §Z-511.
- j. Stormwater management and other utilities.
- k. Conservation areas, recreation, open space, and public purpose uses.
- l. Temporary construction trailers and one sign not exceeding 32 square feet in area, either attached to the trailer or freestanding, which advertises the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and ending with the issuance of a certificate of occupancy or one-year, whichever time period is less. The temporary construction trailer(s) and temporary sign shall be located on the site where the construction is taking place and shall be set back at least 30 feet from all lot lines and from the right-of-way lines of all existing and proposed streets. There shall be at least one operating telephone within the trailer.
- m. Other accessory uses customarily incidental to a permitted principal use.

5. Area, Yard, Height and Coverage Requirements

IO-4 Area, Yard, Height and Coverage Requirements § Z-407.1.O.5	
<u>Tract Requirements</u>	
<u>Minimum Tract Size</u>	<u>Entirety of IO-4 Zone</u>
<u>Maximum Residential Density</u>	<u>24 units/acre</u>
<u>Maximum Building Coverage</u>	<u>35%</u>
<u>Maximum Impervious Coverage</u>	<u>65%</u>
<u>Principal Building Requirements</u>	
<u>Maximum Building Height⁽¹⁾⁽²⁾</u>	<u>3 stories / 40 feet</u>
<u>Front Build-To Line⁽³⁾</u>	
<u>N Main Street</u>	<u>50 feet</u>
<u>Cherry Street</u>	<u>20 feet</u>
<u>Minimum Side Yard⁽³⁾</u>	
<u>From Lot 3</u>	<u>10 feet</u>
<u>From Lot 25</u>	<u>20 feet</u>
<u>From Lot 1.01 (North Union Street Park)</u>	<u>50 feet</u>
<u>Accessory Buildings or Structures</u>	
<u>Maximum Height</u>	<u>1.5 stories / 25 feet</u>
<u>Minimum Front Yard</u>	<u>N.P.</u>
<u>Minimum Side Yard</u>	
<u>From Lot 3</u>	<u>10 feet</u>
<u>From Lot 25</u>	<u>10 feet</u>
<u>From Lot 1.01 (North Union Street Park)</u>	<u>50 feet</u>
<u>Minimum Distance to Other Buildings</u>	<u>20 feet</u>
(1) <u>Except as further allowed in § Z-400.8, entitled “Height Exceptions.”</u> (2) <u>The maximum building height in feet may be increased in order to comply with NJDEP design flood elevation and dry access requirements.</u> (3) <u>Balconies and patios may encroach into a required minimum setback up to three (3) feet.</u> N.P. = Not permitted in location.	

- a. No parking area, loading area, driveway or other structure (except for approved accessways, signs and fencing) shall be permitted within 20 feet of any tract boundary line, and such areas shall be planted and maintained in lawn area or ground cover and shall be landscaped with trees and other plant material as approved by the Board.
- 6. Landscape Buffer Screening Required. A transition or buffer strip not less than 20 feet wide, consisting of evergreen and deciduous plantings and a masonry wall, and having a minimum wall height of six (6) feet, shall be provided parallel to the boundary lot lines of Lot 1.01 (North Union Street Park) and Lot 25. The plantings shall have a minimum height of five (5) feet at time of planting and shall be planted at intervals of 10 feet or less. The masonry wall, designed in accordance with § Z-507, shall be provided on the interior side of the plantings.
- 7. Minimum Residential Floor Area. Any plans for residential development pursuant to §Z-407.1.O shall comply with the minimum unit size established by the Uniform Housing Affordability Controls (UHAC) contained at N.J.A.C. 5:80-26.1 et seq. and referenced under §LDR-XII-1200.
- 8. Minimum Off-Street Parking Requirements. Any plans for residential development pursuant to §Z-407.1.O shall be subject to the parking requirements of the New Jersey Residential Site Improvement Standards (RSIS) contained at N.J.A.C. 5:21.
- 9. Design Guidelines. Architectural design shall comply with the Lambertville Design Guidelines contained within Chapter Z “Zoning Ordinance,” Attachment 3.

INTRODUCTION AND FIRST READING: January 22, 2026
 PLANNING BOARD REVIEW: February 4, 2026
 PUBLIC HEARING AND SECOND READING: February 19, 2026
 ADOPTED: February 19, 2026

CLERKS CERTIFICATE

I, Cynthia L. Ege, CMR, RMC, 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 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 January 22, 2026 and finally adopted by the governing body on February 19, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 20th day of February 2026.



Cynthia L. Ege, CMR, RMC, City Clerk

City of Lambertville

Benedetta Lambert
Council President

Steve Stegman
Councilman

Andrew J. Nowick
Mayor

Karen J. Kominsky
Councilwoman

Evan J. Lide
Councilman

AFFIDAVIT OF NOTICE

ORDINANCE NUMBER 01-2026: *An Ordinance Of The City Of Lambertville, Hunterdon County, State Of New Jersey, To Amend The Zoning Ordinance, Article Iii, Zoning Districts And Zoning Map, And Article Iv, Zoning, To Establish The Io-3 Inclusionary Overlay Zone 3 On Block 1006, Lots 35, 36, 37, 38, And 40.*

AND

ORDINANCE NUMBER 02-2026: *An Ordinance Of The City Of Lambertville, Hunterdon County, State Of New Jersey, To Amend The Zoning Ordinance, Article Iii, Zoning Districts And Zoning Map, And Article Iv, Zoning, To Establish The Io-4 Inclusionary Housing Overlay Zone 4 On Block 1004, Lots 1 And 2.*

I, Cynthia L. Ege, CMR, RMC, City Clerk of the City of Lambertville, County of Hunterdon, State of New Jersey, certify that the following notices were completed:

NEWSPAPER: Notice in the legal section of the January 28, 2026, edition of the Trenton Times for Ordinance Number 01-2026 and 02-2026;

MAILINGS: Certified Mailed to Property Owners on the Certified List from the Deputy Clerk including both Pending Notices for Ordinances Number 01-2026 and 02-2026;

In addition to Certified Mail, First Class Mail was sent to property owners whose address is a P. O. Box.

WEBSITE: On Friday, January 23, 2026, Ordinance Number 01-2026 and 02-2026, Ordinance and Maps were posted to the city's website at www.lambertvillenj.org under Meeting Documents; and the full legal advertisements were posted to the city's legal notices page, URL is as follows: <https://lambertvillenj.org/government/legal-notice>.

BULLETIN BOARD AT CITY HALL: on Wednesday, January 28, 2026, Ordinance Number 01-2026 and 02-2026 were posted on the city's bulletin board located at City Hall, 18 York Street in the City.

Cynthia L. Ege, CMR, RMC, City Clerk

State of New Jersey
County of Hunterdon

Lindsay Hansche, Notary