

City of Lambertville
ORDINANCE NUMBER 19-2019

*An Ordinance to Amend Zone Line Change and the Zoning Map of the City of Lambertville for
Properties Known as Block 1005, Lots 25 and 26*

WHEREAS, the Zoning Board members and board professionals reviewed an application submitted by the Strumfels for 221 N. Union Street, block 1005, lot 26 at their November 29, 2018 regularly scheduled session for an addition to an existing dwelling within the C-3 District, and

WHEREAS, the C-3 District does not permit residential uses, and

WHEREAS, the Zoning Board members and board professionals advised the applicant they would need to seek either use variance approval or a rezoning of their parcel for a proposed addition to the existing residential dwelling on the premises, and

WHEREAS, the applicant met with their neighbors and identified two additional neighbors that have existing dwellings within the C-3 District, and

WHEREAS, the applicant requested the Governing Body consider rezoning their existing residential parcels from the C-3 District to the adjacent R-2 District, and

WHEREAS, the Mayor, Business Administrator, and City Planner met with the Strumfels and their surrounding neighbors to informally discuss the potential rezoning of three existing residential lots within the C-3 District to the adjacent R-2 District, and

WHEREAS, one of the neighbors indicated they would prefer to remain within the C-3 District, and

WHEREAS, the Governing Body introduced the rezoning ordinance on August 22, 2019, and

WHEREAS, the Planning Board members and board professionals recommended the properties in question be rezoned from the C-3 District to the R-2 District, and

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. Amend Subsection 301, "Zoning Map", of the Code of the City of Lambertville (2014) 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 September 19, 2019 and as it may be amended pursuant to law.

Editor’s Note: The Zoning Map may be found at the end of this Zoning Ordinance.

B. Zoning Map Amendments.

1. No Change
2. No Change
3. No Change
4. Strumfels Rezoning

An Ordinance to rezone Block 1005, Lots 25 and 26 from the C-3 District to the R-2 District.

SECTION 2. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the Courts to be invalid, such adjudication shall apply only to the subsection, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 3. This Ordinance shall take effect upon final adoption, publication and the filing of a copy of said Ordinance with the Hunterdon County Planning Board, all in accordance with the law.

INTRODUCED: August 22, 2019

PUBLIC HEARING AND FINAL ADOPTION: September 19, 2019

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, August 22, 2019 and finally adopted by the governing body on September 19, 2019.
3. On August 16, 2019 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 the 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 _____.

Cynthia L. Ege, CMR, RMC, City Clerk

(Seal)