

ORDINANCE NUMBER 31-2025

An Ordinance to amend the Lambertville Zoning ordinances, § Z-402.2, Permitted Uses, R-L District IO-1 Inclusionary Overlay Zone, to Increase the Required Affordable Housing Set-Aside for Rental Units from 15% to 20%; and § Z-406.1, Permitted Uses, Central Business District IO-2 Inclusionary Overlay Zone, to Increase the Required Affordable Housing Set-Aside for Rental Units from 15% to 20% and to Increase the Permitted Residential Density from 10 units per acre to 14.25 units per acre.

WHEREAS, the governing body of the City of Lambertville, County of Hunterdon, State of New Jersey adopted Ordinance Number 05-2019 in support of the creation of Affordable Housing opportunities, and

WHEREAS, this amendment is to increase the affordable housing set-aside required for rental developments created pursuant to Ordinance Number 05-2019, and to increase the permitted residential density in the IO-2 overlay zone created by Ordinance Number 05-2019.

NOW THEREFORE BE IT ORDAINED by the governing body of the City of Lambertville in the County of Hunterdon, State of New Jersey, that the following sections of the municipal code of the City of Lambertville be amended as follows:

§ Z-402.2 H.2.a. is hereby amended to read:

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, regardless of whether the affordable units are for rent or for sale.

§ Z-406.1 P.2.a. is hereby amended to read:

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, regardless of whether the affordable units are for rent or for sale.

§ Z-406.1 P.6. is hereby amended to read:

Maximum Density. The maximum density of housing units shall be 14.25 units per acre.

INTRODUCED FOR FIRST READING: November 20, 2025

PUBLIC HEARING AND SECOND READING: December 18, 2025

CLERKS CERTIFICATE

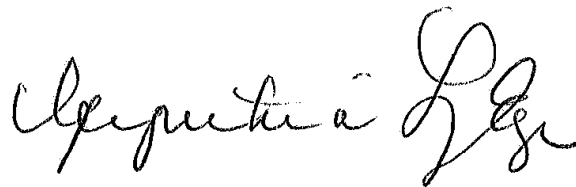
I, Cynthia L. Ege, CMR, RMC, Clerk of the City of Lambertville, in the County of Hunterdon, State of New Jersey, HEREBY CERTIFY as follows:

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 November 20, 2025, and finally adopted by the governing body on December 18, 2025.

3. After final passage, the ordinance, a copy of which is attached hereto, was duly published on December 26, 2025. No protest 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 29th day of December 2025.



Cynthia L. Ege, CMR, RMC, City Clerk

(Seal)