

**Planning Board Minutes
Town of Belvidere
Warren County, New Jersey
December 16, 2014**

Harold Halvorsen opened the regular meeting of the Belvidere Planning Board with the Pledge of Allegiance and read the following notice in compliance with the Open Public Meetings Act: In accordance with Chapter 231 of the Public Laws of 1975, notice of this meeting was given by way of notice filed with the Star Gazette and/or the Express-Times, filed in the Municipal Clerk's Office and posted in Belvidere Town Hall, 691 Water Street, Belvidere NJ.

Roll Call:

Present - David Dech, Andreas Eisenberger, Lawrence Gregan, Harold Halvorsen, Patricia MacCallum, Charlotte Warnick

Absent - Michael Belby, Michael Luna, Charles Makatura, William Murphy, Linda Stettler

Approval of Minutes:

A **motion** was made by David Dech, seconded by Patricia MacCallum and carried to adopt the November 13, 2014 meeting minutes of the Belvidere Planning Board.

Previous Business:

Andreas Eisenberger stepped down from the board due to a conflict of interest regarding the "Summit".

Douglas Steinhardt spoke representing William Krame and the "Summit". Mr. Steinhardt reviewed Mr. Krame's requests and options.

Paul Sterbenz reviewed the following regarding the "Summit".

Request of zoning change from Light Manufacturing to Multi Family/Town House. Change through a Master Plan amendment with flat/town house mix.

Marla Roller, Senior Project Manager with Maser Consulting presented an updated conceptual plan showing 320 units with a mix of flats and 64 town houses using the same entrance from Manunkachunk Road with a conservation area.

Michael Luna joined the meeting at 7:30 PM.

The condominiums were 3 story with 32 units per building. There would be a storage component. Each town house is 2 bedrooms with a garage.

Steven Gruenberg advised that this plan is conceptual. Douglas Steinhardt advised on behalf of his client, William Krame, that Mr. Krame requests that the board proceed with a Master Plan amendment as discussed with all costs for the amendment charged to the escrow of Mr. Krame.

Public Comment:

There was no public comment at this time.

A motion was made by Lawrence Gregan and seconded by David Dech authorizing Paul Sterbenz to move forward with the Master Plan amendment and zoning change as discussed with costs incurred charged to William Krame.

Roll call:

Ayes - David Dech, Lawrence Gregan, Harold Halvorsen, Patricia MacCallum, Charlotte Warnick

Nays - None

Abstentions - None

Absent - Michael Belby, Charles Makatura, William Murphy, Linda Stettler

New Business:

The board discussed a change in meeting dates for 2015. The reorganization meeting will be held on January 6, 2015.

A motion was made by Charlotte Warnick, seconded by Patricia MacCallum and carried to adjourn the meeting of the Belvidere Planning Board.

Respectfully submitted,

Teresa A. Yeisley, RMC/CPM
Municipal CLerk/Administrator