

**MINUTES - TOWN COUNCIL WORKSHOP MEETING
TOWN OF BELVIDERE
WARREN COUNTY, NEW JERSEY
691 Water Street
MARCH 13, 2023**

Mayor Miers opened the workshop meeting of the Belvidere Town Council with the Pledge of Allegiance and the following notice was read 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 Express Times NJ Zone and/or the Express-Times or Newark Star Ledger, filed in the Municipal Clerk's Office and posted in Belvidere Town Hall, 691 Water Street, Belvidere NJ.

Roll Call:

Present - Mayor Miers, Councilwoman Koop, Councilwoman Napolitani, Councilman Roth
Absent - Councilman Matlock, Councilman Mitchell, Councilman Zmigrodski

Presentation:

Mayor Miers presented proclamation certificates to the following 2023 inductees of the Belvidere Chapter of the National Junior Honor Society:
Christopher Denker, Grace Duckworth, Lily Duckworth, Angelica Donchetz, Emerson Gaitan, Brady Kaplan and Michaela McHugh

Adoption of Minutes:

A motion was made by Councilman Roth, seconded by Councilwoman Napolitani and carried to adopt the February 17, 2023 regular and executive meeting minutes and the March 4, 2023 budget meeting minutes of the Belvidere Town Council.

Public Comment:

Robert Shelton - pool bond adoption date.

Matters to be Addressed:

Councilwoman Napolitani advised that the interviews for the Court Violations Clerk have been conducted, a candidate has been chosen and accepted the position with a start date of April 10th.

The Belvidere Wellness Alliance will present "Chat with the Chief" at the CC@B on March 28th from 6:30 to 8:00 PM.

Kevin Benbrook advised regarding a letter to the bank of the homeowner to secure financing for the completion of their home elevation project. Said letter will spell out the reimbursement grant process.

A motion was made by Councilwoman Napolitani, seconded by Councilwoman Koop and carried authorizing Mayor Miers to execute the above referenced letter.

Resolution:

A motion was made by Councilman Roth, seconded by Councilwoman Napolitani and carried to adopt Resolution No. R2023x25.

RESOLUTION NO. R2023x25

TOWN OF BELVIDERE

WARREN COUNTY, NEW JERSEY

A RESOLUTION DESIGNATING BLOCK 38/LOTS 17 AND 18; BLOCK 42/LOTS 2 AND 3; BLOCK 45/LOTS 5,7 AND 8; BLOCK 46/LOTS 2, 3, 4 AND 5; BLOCK 47/LOT 10; BLOCK 48/LOT 7 AND PORTIONS OF SIXTH STREET, SEVENTH STREET, HARDWICK STREET, KNOWLTON STREET AND INDEPENDENCE STREET RIGHTS-OF-WAY AS A NON-CONDEMNATION REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. ("The Redevelopment Law") authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, pursuant to resolution No. R2022x48 adopted on May 9, 2022, the Town Council (“Council”) of the Town of Belvidere (“Town”) authorized and directed the Belvidere Planning Board (“Board”) to conduct an investigation to determine if the following properties, or nay portion thereof (“Study Area”), meet the criteria set forth on the Redevelopment Law and should be designated as a Non-Condensation Redevelopment Area, as that term is defined by the Redevelopment Law:

1. Block 38/Lots 17 and 18
2. Block 42/Lots 2 and 3
3. Block 45/Lots 5, 7 and 8
4. Block 46/Lots 2, 3, 4 and 5
5. Block 47/Lot 10
6. Block 48/Lots 7
7. Portions of Sixth Street, Seventh Street, Hardwick Street, Knowlton Street and Independence Street rights-of-way.

WHEREAS, the Board conducted an investigation of the Study Area to determine whether it should ve designated as a Non-Condensation Redevelopment area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A: 12A-6; and

WHEREAS, as parr of its investigation, the Board directed Paul Sterbenz, P.E., PP and Daniel Bloch, P.P., AICP to prepare an area in Need of Redevelopment Investigation Study (“Area in Need Study”) for the Board for its consideration in determining whether the Study Area should be designated a Non-Condensation Redevelopment Area and said investigation was completed and is entitled “Non-Condensation Area in Need of Redevelopment Investigation - Block 38/Lots 17 and 18; Block 42/Lots 2 and 3; Block 45/Lots 5, 7 and 8; Block 46/Lots 2, 3, 4 and 5; Block 47/Lot 10; Block 48/Lots 7; Portions of Sixth Street, Seventh Street, Hardwick Street, Knowlton Street and Independence Street rights-of-way; and

WHEREAS, the Board conducted a public hearing on January 3, 2023 with notice having been given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

WHEREAS, at the public hearing the Board reviewed the Area in Need Study and heard testimony from Paul Sterbenz and Daniel Bloch; and

WHEREAS, Paul Sterbenz and Daniel Bloch concluded in the Area in Need Study and testified to the Board at the pubic hearing that there is evidence to support the finding that the Study Area satisfies the criteria for a Redevelopment Area designation as set forth in N.J.S.A. 40A:12A-5 (b), (c), and (d); and

WHEREAS, at the public hearing, members of the general public were given an opportunity to be heard and to address questions to the Board, Paul Sterbenz and Daniel Bloch concerning the potential designation of the Study area as a Non-Condensation Redevelopment area; and

WHEREAS, after completing its investigation and public hearing on this matter, the Board concluded, with the exception of Block 48/Lot 8, that there was sufficient credible evidence to support findings that satisfy the criteria set forth in the Redevelopment Law, particularly in N.J.S.A. 40A:12A-5 (b), (c), and (d) for designating the Study Area as a Non-Condensation Redevelopment Area and that said designation is necessary for the effective redevelopment of the area comprising the Study Area; and

WHEREAS, the Board made a finding, based upon a review of the Investigation Report and Testimony of the professionals and public that Block 48/Lot 8 does not meet ther statutory criteria to be deemed an area in need of redevelopment, and

WHEREAS, in accordance with the Redevelopment Law and as approved by motion, dated January 3, 2023m the board recommended to the Council that the Study Area defined in Resolution No. R2022x48, with the exception of Block 48/Lot 8, be designated as a Non-Condensation Redevelopment Area; and

WHEREAS, the Board's findings, conclusions and recommendations relative to the designation of the Study Area with the exception of Block 48/Lot 8, as an area in need of redevelopment are summarized in a resolution memorialized by the Board at its meeting on February 7, 2023; and

WHEREAS, the Council has reviewed the said resolution adopted by the Board;

NOW, THEREFORE, BE IT RESOLVED by the Belvidere Town Council as follows:

1. The Council hereby agrees with and adopts and incorporates the findings of fact and conclusions of law of the Board which are set forth in its resolution dated February 7, 2023 relative to the Study Area.
2. The Council specifically agrees with the conclusions of the Board that the Study Area, with the exception of Block 48/Lot 8, meets the criteria in the statute for a Non-Condensation Redevelopment Area.
3. Block 38/Lots 17 and 18; Block 42/Lots 2 and 3; Block 45/Lots 5, 7 and 8; Block 46/Lots 2, 3, 4 and 5; Block 47/Lot 10; Block 48/Lots 7; Portions of Sixth Street, Seventh Street, Hardwick Street, Knowlton Street and Independence Street rights-of-way.
4. This resolution shall be transmitted by the Municipal Clerk to the Commissioner of the New Jersey Department of Community Affairs pursuant to N.J.S.A. 40A:12A-6b(5)c.
5. Within ten (10) days of the Council's adoption of the within resolution, the Municipal Clerk shall serve the within resolution upon all record owners of property within the Non-Condensation Redevelopment Area, this whose names are listed on the Tax Assessor's records and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which said notice of the determination and resolution may be sent.

Certification

I, Teresa A. Yeisley, Municipal Clerk/Administrator, Town of Belvidere, Warren County, New Jersey do hereby certify that the foregoing resolution was duly adopted by the Belvidere Town Council at a regular meeting held on March 13, 2023.

A motion was made by Councilman Roth, seconded by Councilwoman Koop and carried to adopt Resolution No. R2023x26.

RESOLUTION NO. R2023x26

TOWN OF BELVIDERE

WARREN COUNTY, NEW JERSEY

A RESOLUTION TO CO-SPONSOR THE ANNUAL MEMORIAL DAY PARADE WITH THE BELVIDERE AMERICAN LEGION AND PROVIDE THE NECESSARY INSURANCE COVERAGE

BE IT RESOLVED by the Belvidere Town Council that the Town of Belvidere hereby authorizes that they will co-sponsor the annual Memorial Day Parade with the Belvidere American Legion and provide the necessary insurance coverage for same;

BE IT FURTHER RESOLVED that a certified copy of this resolution be provided to the Town's Insurance Risk Manager and the Belvidere American Legion and that a Certificate of Insurance be provided to the County of Warren for the event.

Certification

I, Teresa A. Yeisley, Municipal Clerk/Administrator, Town of Belvidere, Warren County, New Jersey do hereby certify that the foregoing resolution was duly adopted by the Belvidere Town Council at a regular meeting held on March 13, 2023.

Ordinances:

No ordinances were addressed at this time.

Appointments:

No appointments were made at this time.

Authorization to Pay Purchase Orders:

A **motion** was made by Councilwoman Koop, seconded by Councilwoman Napolitani and carried to authorize the payment of the purchase orders in the amount of \$469,485.18.

Public Comment:

Virginia Walton - NPP expenditure for 2022 and plan for 2023

A **motion** was made by Councilman Roth, seconded by Councilwoman Koop and carried to approve the execution of a contract with Laura Kennedy as NPP Coordinator with the addition of a “45 day out clause” for both parties.

Mark Young - CC@B decided to go with a TMobile grant rather than the AARP grant for the renovations to the Center’s outdoor area. This is a reimbursable grant. Costs will be charged to Buildings and Grounds.

A **motion** was made by Councilman Roth, seconded by Councilwoman Napolitani and carried authorizing the submission of the above referenced grant with a letter of support from the Belvidere Town Council.

Mayor Miers - met with Beth Styler Barry regarding the dam removals. Ms. Barry will coordinate an outdoor site meeting with residents. Paul Sterbenz will be submitting a grant application for \$75,000 for the required stormwater work.

Executive Session:

A **motion** was made by Councilwoman Napolitani, seconded by Councilwoman Koop and carried to adopt Resolution No. R2023x27.

RESOLUTION NO. R2023x27

TOWN OF BELVIDERE

WARREN COUNTY, STATE OF NEW JERSEY

A RESOLUTION FOR AN EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meetings act, Chapter 231,P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist,

NOW THEREFORE BE IT RESOLVED, by the Town Council of the Town of Belvidere, County of Warren and State of New Jersey, as follows:

1. The public shall be excluded from discussion of and action upon the hereinafter specified subject matter; and
2. The general nature of the subject matter to be discussed is:
Subject: Contracts and Litigation
3. It is anticipated at this time that the above stated subject matter will be made public:
When Resolved.

A **motion** was made by Councilman Roth, seconded by Councilwoman Napolitani and carried to return to regular session.

A **motion** was made by Councilwoman Napolitani to adjourn the meeting of the Belvidere Town Council at 7:52 PM.

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