

**MINUTES - TOWN COUNCIL WORKSHOP MEETING
TOWN OF BELVIDERE
WARREN COUNTY, NEW JERSEY
FEBRUARY 11, 2019**

Mayor Kennedy opened the workshop meeting of the Belvidere Town Council with the Pledge of Allegiance. Teresa Yeisley 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 - Mayor Kennedy, Councilwoman Miers, Councilwoman Napolitani, Councilman Roth, Councilman Tutka

Absent - Councilman Makatura, Councilman Zmigrodski

Public Comment:

Linda Stettler - asked if there was an RFP for special counsel for the Redevelopment Project. Kevin Benbrook responded that there was no RFP for this professional service and there will be no cost to the Town. The fee for the special counsel will be paid by the developer. There will be no special resolution for the contribution to the Belvidere Ambulance Corps. This item will be part of a transfer resolution in March. There will be a rate reduction in the sewer user charge.

Councilman Makatura joined the meeting at 7:10 PM.

Matters to be Addressed:

A **motion** was made by Councilman Makatura, seconded by Councilwoman Miers and carried to approve the following raffle license applications:

RL2019-03 (Belvidere Ambulance Corps), RL2019-04 (Warren County Family Guidance)
RL2019-05 (Belvidere American Legion)

A **motion** was made by Councilwoman Miers and seconded by Councilwoman Napolitani authorizing a contract with Giordano, Halleran and Ciesla, PC as Special Redevelopment Counsel for the Kasson Redevelopment Project.

Roll call:

Ayes - Councilman Makatura, Councilwoman Miers, Councilwoman Napolitani, Councilman Roth, Councilman Tutka, Mayor Kennedy

Nays - None

Abstentions - None

Recusal - None

Absent - Councilman Zmigrodski

A **motion** was made by Councilwoman Miers and seconded by Councilman Makatura authorizing a contribution of \$30,000 to the Belvidere Ambulance Corps for 2018.

Roll call:

Ayes - Councilman Makatura, Councilwoman Miers, Councilwoman Napolitani, Councilman Roth, Mayor Kennedy

Nays - None

Abstentions - None

Recusal - Councilman Tutka

Absent - Councilman Zmigrodski

Appointments:

There were no appointments at this time.

Authorization to Pay Purchase Orders:

A **motion** was made by Councilwoman Miers and seconded by Councilwoman Napolitani authorizing the payment of the purchase orders in the amount of \$1,129,585.28.

Councilman Tutka inquired about payments for snow-plowing, engineering escrow and the life insurance invoice.

Roll call:

Ayes - Councilman Makatura, Councilwoman Miers, Councilwoman Napolitani, Councilman Roth, Mayor Kennedy

Nays - Councilman Tutka

Abstentions - None

Recusal - None

Absent - Councilman Zmigrodski

Resolutions:

A motion was made by Councilwoman Miers, seconded by Councilman Roth and carried to adopt Resolution No. R2019x15.

RESOLUTION NO. R2019x15

TOWN OF BELVIDERE

WARREN COUNTY, NEW JERSEY

A RESOLUTION TO ESTABLISH THE SEWER USER CHARGE FOR YEAR 2019

WHEREAS, Ordinance O2004x16 allows the Belvidere Sewer Utility user rate to be established annually by resolution;

NOW, THEREFORE, BE IT RESOLVED that the sewer user charge for the year 2019 shall be \$620.00 per equivalent dwelling unit.

Dated: February 11, 2019

Teresa A. Yeisley, RMC/CPM

Municipal Clerk/Administrator

A motion was made by Councilman Roth, seconded by Councilman Makatura and carried to adopt Resolution No. R2019x16.

RESOLUTION NO. R2019x16

TOWN OF BELVIDERE

WARREN COUNTY, NEW JERSEY

A RESOLUTION CONDITIONALLY DESIGNATING KASSON BELVIDERE, LLC AS THE “REDEVELOPER” OF THE MANUNKACHUNK ROAD REDEVELOPMENT AREA IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12-1, ET SEQ.

WHEREAS, by Resolution the Town of Belvidere (the “**Town**”) determined that the Manunkachunk Road property identified as Block 2, Lot 8 (the “**Redevelopment Area**”) is an “area in need of redevelopment” in accordance with the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“**LRHL**”) and that certain Remedial Investigation Report approved by the Town’s Planning Board (the “**Planning Board**”) on April 3, 2018; and

WHEREAS, by Ordinance, the Town adopted the Manunkachunk Road, Block 2, Lot 8 Redevelopment Plan (the “**Redevelopment Plan**”); and

WHEREAS, the Redevelopment Plan sets forth the use, bulk, intensity of use, and other development standards proposed to be applicable to the redevelopment of Block 2, Lot 8 with a residential development including a combination of attached single-family dwellings (patio homes) and multi-family residential flat (apartment) units; and

WHEREAS, Kasson Belvidere, LLC (the “**Redeveloper**”) is the owner of the entirety of Block 2, Lot 8, the Redevelopment; and

WHEREAS, the Redeveloper and the Town have engaged in discussions concerning the overall redevelopment and the Redeveloper has presented to the Town an overall concept plan detailing the redevelopment of the designated Redevelopment Area; and

WHEREAS, the Redeveloper and the Town desire to commence negotiating comprehensive terms of a Redevelopment Agreement to govern the Redeveloper's redevelopment of the Redevelopment Area; and

WHEREAS, the Town desires to name the Redeveloper as the statutorily-designated "redeveloper" of the Manunkachunk Road Redevelopment Area in order that the Redeveloper may carry out the implementation of the Redevelopment Plan;

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

1. The Redeveloper is hereby designated as the "redeveloper" of the Manunkachunk Road Redevelopment Area in accordance with the LRHL.
2. The designation of the Redeveloper set forth in Paragraph 1 is specifically conditioned on the Town and Redeveloper entering into a Redevelopment Agreement for the redevelopment of the Manunkachunk Road Redevelopment Area.
3. At such time as the Redevelopment Agreement between the parties is fully executed, the Town will adopt a Resolution confirming that the designation of the Redeveloper is no longer conditional.
4. The designation shall be contingent upon the Redeveloper depositing monies into escrow to cover the Town's engineering, legal and other costs associated with the negotiation and execution of a Redevelopment Agreement and any related Agreements, including but not limited to, a PILOT Agreement.
5. The Municipal Clerk shall provide a certified copy of this Resolution to all parties of interest.
6. This Resolution shall take effect immediately.

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 on February 11, 2019.

Public Comment:

Linda Stettler - asked for clarification on the PILOT program. Kevin Benbrook advised that through the PILOT program, tax relief is given to the developer and will also bring tax relief for the entire Town.

Councilwoman Miers stated that Councilman Tutka reviews all the bills but still takes no action on payment and has no comments during the budget process. Councilman Tutka responded that he will continue to take no action on the bills until all errors, ie. former employees names on purchase orders, etc., are corrected.

A motion was made by Councilwoman Napolitani to adjourn the meeting of the Belvidere Town Council at 7:45 PM.

Respectfully submitted,

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