

**Belvidere Planning Board Minutes (Reorganization)**  
**Town of Belvidere**  
**Warren County, New Jersey**  
**January 5, 2021**

Harold Halvorsen called the meeting to order and read the following statement:  
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 Warren County NJ Zone and/or the Express-Times or Newark Star Ledger, filed in the Municipal Clerk's Office and posted in the Belvidere Town Hall, 691 Water Street, Belvidere NJ. This meeting was also advertised in accordance with the law as a virtual ZOOM meeting with instructions to the public for attendance and comment.

**Roll Call:**

Present - David Dech, Andreas Eisenberger, Lawrence Gregan, Harold Halvorsen, Robert Haupin, Claudia Howard, Patricia MacCallum, Glen Matlock  
Absent - Joseph Kennedy, Sarah Piwoski

**Reorganization:**

**A motion** was made by Patricia MacCallum and seconded by Lawrence Gregan appointing Steven Gruenberg as legal Counsel for the Belvidere Planning Board.

**Roll call:**

**Ayes - David Dech, Andreas Eisenberger, Lawrence Gregan, Harold Halvorsen, Claudia Howard, Patricia MacCallum, Glen Matlock**

**Nays - None**

**Abstentions - None**

**Recusal - None**

**Absent - Joseph Kennedy, Sarah Piwoski**

**A motion** was made by Patricia MacCallum and seconded by Lawrence Gregan appointing Paul Sterbenz as Municipal Planner for the Belvidere Planning Board.

**Roll call:**

**Ayes - David Dech, Andreas Eisenberger, Lawrence Gregan, Harold Halvorsen, Claudia Howard, Patricia MacCallum, Glen Matlock**

**Nays - None**

**Abstentions - None**

**Recusal - None**

**Absent - Joseph Kenendy, Sarah Piwoski**

**A motion** was made by Patricia MacCallum and seconded by Lawrence Gregan appointing Teresa Yeisley as Secretary for the Belvidere Planning Board.

**Roll call:**

**Ayes - David Dech, Andreas Eisenberger, Lawrence Gregan, Harold Halvorsen, Claudia Howard, Patricia MacCallum, Glen Matlock**

**Nays - None**

**Abstentions - None**

**Recusal - None**

**Absent - Joseph Kennedy, Sarah Piwoski**

**A motion** was made by Lawrence Gregan, seconded by Patricia MacCallum and carried designating the Express Times Warren County Zone, the official newspaper, with the Express Times and the Newark Star Ledger as the secondary official newspapers.

Planning Board meeting dates for 2021 will remain the first Tuesday of each month.

**Joseph Kennedy joined the meeting at 7:10 PM.**

**Previous Business:**

Draft Amendment to the Land Use Element of the Master Plan:

Paul Sterbenz and Dan Bloch reviewed the report. The report recommends that the LM District be amended to include cannabis cultivation, manufacturing and processing as a principal permitted use. The report does not recommend dispensaries be permitted in any zone district. Also recommended in the report is that the Town's zoning be amended to permit solar and photovoltaic energy systems as a principal permitted use in the LM District. Both amendments are viewed as inherently beneficial uses.

Draft Solar Ordinance:

Paul Sterbenz reported the following: By adopting a solar and photovoltaic energy system ordinance, the Town of Belvidere will reduce its carbon footprint; reduce the reliance on nonrenewable resources; promote the safe, effective and efficient use of solar energy systems to reduce on-site consumption of utility-supplied electricity; and ensure that the implementation of renewable energy systems will not present a significant detriment to the public good in terms of safety and aesthetics. The Board recommends that this draft ordinance be sent to the Belvidere Town Council for adoption.

Draft Change of Zone for the Intersection of Oxford and Third Streets:

The Board recommends that this ordinance not be considered by the Belvidere Town Council at this time.

Draft Cannabis Cultivation Ordinance:

The Board recommends that this draft ordinance with the changes discussed be sent to the Belvidere Town Council for adoption.

**A motion** was made by Claudia Howard and seconded by Lawrence Gregan authorizing Paul Sterbenz to finalize the Amendment to the Land Use Element of the Master Plan with the changes discussed and set the public hearing date on same for February 2, 2021.

**Roll call:**

**Ayes - David Dech, Andreas Eisenberger, Lawrence Gregan, Harold Halvorsen, Claudia**

**Howard, Patricia MacCallum**

**Nays - None**

**Abstentions - None**

**Recusal - Joseph Kennedy, Glen Matlock**

**Absent - Sarah Piwoski**

**Public Comment:**

There was no public comment at this time.

**A motion** was made by Patricia MacCallum, seconded by David Dech and carried to close public comment.

**A motion** was made by Patricia MacCallum to adjourn the meeting of the Belvidere Planning Board at 7:53 PM.

Respectfully submitted,

Teresa A. Yeisley, Board Secretary