

Belvidere Planning Board Minutes
Town of Belvidere
Warren County, New Jersey
February 1, 2022

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 the meeting was given by way of notice filed with the Star Gazette and/or Express-Times, filed in the Municipal Clerk's Office and posted in Belvidere Town Hall, 691 Water Street, Belvidere New Jersey. 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, Sarah Piwoski

Absent - Joseph Kennedy

Adoption of Minutes:

A motion was made by Patricia MacCallum, seconded by Claudia Howard and carried to adopt the December 7, 2021 meeting minutes of the Belvidere Planning Board.

A motion was made by Patricia MacCallum, seconded by Lawrence Gregan and carried to adopt the January 4, 2022 meeting minutes of the Belvidere Planning Board.

Previous Business:

No previous business was addressed at this time.

New Business:

Paul Sterbenz along with Daniel Bloch reviewed the following for the Board:

Area in Need of Redevelopment Investigation report

Paul Sterbenz - advised the Board that the purpose of this report is to determine whether the study area within the Town of Belvidere qualifies as a Non-Condensation Area in Need of Redevelopment, as defined by the Local Redevelopment and Housing Law (N.J.S.A. 40:12A-1 et seq., "LRHL"). The Study Area consists of the following properties within the Town of Belvidere:

block 42, lots 1,2,3 and 9

block 44, lots 11 and 12

block 45, lots 5,6,7 and 8

block 47, lot 10

block 48, lots 7 and 8

Portions of Sixth Street, Seventh Street, Hardwick Street, Knowlton Street and Independence Street right-of-way.

Daniel Bloch reviewed each property within the Study Area.

As set forth in detail, the report finds that the Study Area qualifies as "in need of redevelopment" based on Criteria "a", "b" and "c" of the Local Redevelopment and Housing Law of N.J.S.A.

40A:12A-05. The report recommends that the governing body designate the entire study area as a “Non-Condensation Area in Need of Redevelopment” and proceed with the development and adoption of a redevelopment plan to expedite the economic recovery for the benefit of the public welfare.

There were some questions from certain members of the Board in regards to their potential conflict of interest in this matter. Steven Gruenberg advised that it did not appear at this time that these Board members had a conflict of interest in this matter.

A motion was made by Patricia MacCallum, seconded by Andreas Eisenberger and carried to set the public hearing on the Non-Condensation Area in Need of Redevelopment.

A motion was made by Patricia MacCallum to adjourn the meeting of the Belvidere Planning Board at 8:06 PM.

Respectfully submitted,

Teresa A. Yeisley, Board Secretary