

**Belvidere Planning Board Minutes**  
**Town of Belvidere**  
**Warren County, New Jersey**  
**June 7, 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.

**Roll Call:**

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

**Previous Business:**

**Public Hearing Continuance** - Lot Line Adjustment/Bulk Variance - 25 Water Street (Block 1, Lots 50 and 51)

Michael Selvaggi, attorney for the applicant, LisaBeth Klein reviewed the application. The applicant was advised that, although there was a quorum of the Board members present, not all would be eligible to vote on this application. All members absent from the prior meeting and those absent from this meeting will listen to the recordings so that there will be enough eligible voters at the July 5<sup>th</sup> meeting. The applicant agreed to proceed with the remaining testimony. Mr. Selvaggi introduces James Pica, Land Surveyor for the applicant.

Mr. Pica was deemed to be a credible witness, was sworn and gave the following testimony: Back left corner of the building is encroaching on the neighboring property. Neighbor giving two feet to releave encroachment. Proposed porch will be .61 feet off the property line at the closest point. Proposed addition will be 1.43 feet off the property line at the closest point.

Michael Selvaggi - will confirm parameters "as build".

Steve Gruenberg - due to temporary disturbance of neighboring lot, will there be a construction easement?

Michael Selvaggi - yes, as a condition of approval.

Paul Sterbenz - was a topographical map prepared?

James Pica - no

Paul Sterbenz - property is located in the flood plain

LisaBeth Klein - received an elevation certificate

The hearing was opened to the public for question of Mr. Pica. There were no public questions.

Michael Selvaggi - to expedite the application, can the applicant have a vote for approval and the approving resolution at the July 5<sup>th</sup> meeting of the Board? Mr. Gruenberg and the Board agreed.

Steve Gruenberg reviewed the conditions of approval and advised that the public hearing will be continued to the July 5<sup>th</sup> meeting of the Board without further notice.

**New Business:**

The August 2, 2022 meeting of the Board will be cancelled due to a conflict with National Night Out.

The Board was presented with Resolution No. R2022x48 adopted by the Belvidere Town Council on May 9, 2022 re-authorizing and directing the Board to undertake a preliminary investigation to determine whether a certain area within the Town is an area in need of redevelopment.

Steve Gruenberg advised that the Town Council has deleted some properties and added one property to the prior authorization.

Lawrence Gregan - what initiated this resolution?

Paul Sterbenz - this is a recommendation in the Master Plan. There would be an update to the previously prepared report with a new investigation on the one added property. Council is currently pursuing a funding source for an environmental remediation of the added property.

Lawrence Gregan - questioned the reasoning behind this action and his ability to vote on this matter.

Steve Gruenberg - advised Mr. Gregan that if he was "biased" toward this action, then he should vote accordingly.

**A motion** was made by Patricia MacCallum and seconded by Robert Haupin to authorize and direct Paul Sterbenz to undertake a preliminary investigation to determine whether a certain area within the Town is an area in need of redevelopment as set forth in R2022x48 of the Belvidere Town Council.

**Roll call:**

**Ayes - Andreas Eisenberger, Harold Halvorsen, Robert Haupin, Claudia Howard, Patricia MacCallum**

**Nays - Lawrence Gregan**

**Abstentions - None**

**Recusal - David Dech**

**Absent - Joseph Kennedy, Glen Matlock, Sarah Piwoski**

**Public Comment:**

Mike Rafalko - is his property listed in R2022x48. Mr. Rafalko was given a copy of the resolution which indicated that his property will not be part of the proposed redevelopment area.

Linda Stettler - asked Mr. Gruenberg if the current owner of the Graham Packaging property, which is part of the proposed redevelopment area, or an elected official, could approach adjacent property owners about selling their property. Mr. Gruenberg responded that he would not comment or advise on this matter without authorization from the Board to research the legality of this question.

Geno Farber - stated that Mayor Kennedy approached him about selling his property. Mr. Farber stated that he declined this offer and was now being harassed by the Zoning Official for Code infractions on his property.

**A motion** was made by Patricia MacCallum to adjourn the meeting of the Belvidere Planning Board at 7:56 PM.

Respectfully submitted,

Teresa A. Yeisley, Board Secretary