

Belvidere Planning Board Minutes
Town of Belvidere
Warren County, New Jersey
October 4, 2022

Harold Halvorsen opened the regular meeting of the Belvidere Planning Board 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 the Belvidere Town Hall, 691 Water Street, Belvidere NJ and on the municipal website, belviderenj.net.

Steven Gruenberg administered the oath of office to Laurel Napolitani.

Roll Call:

Present - David Dech, Andreas Eisenberger, Lawrence Gregan, Harold Halvorsen, Robert Haupin, Claudia Howard, Patricia MacCallum, Laurel Napolitani, Sarah Piwoski
Absent - Glenn Matlock

Adoption of Minutes:

A **motion** was made by Patricia MacCallum, seconded by Claudia Howard and carried to adopt the September 6, 2022 minutes of the Belvidere Planning Board.

Previous Business:

Area in Need of Redevelopment Report Public Hearing (AINR)

David Dech and Claudia Howard recused themselves from the public hearing on the AINR and left the meeting.

Paul Sterbenz and Daniel Bloch were sworn by Steven Gruenberg.

Paul Sterbenz - report studies three areas in the Town of Belvidere that the Governing Body has requested be investigated as a potential area in need of redevelopment. There are currently fourteen properties within the study area. This is a non-condemnation investigation. The municipality will not use any powers of eminent domain.

Dan Bloch - There were four site visits to the area. 600 Fifth Street and 400 Greenwich Street were visited with Mayor Kennedy. A description of each property referred to in the report was given. The study area abuts the Pophandusing Brook, which is designated by the NJDEP as a Category 1 trout producing stream. Portions of the study area are also located within a flood hazard area. A groundwater contamination area was established for a portion of the study area in 1996. The report finds that the study area qualifies as "in need of redevelopment" based on criteria "a", "b" and "d" of the Local Redevelopment and Housing Law of N.J.S.A. 40A:12A-05.

Steven Gruenberg - Governing Body adopted resolution requesting Board investigate if a certain area was in "need of redevelopment". If Board determines "yes" then sent to the Governing Body to determine if they agree. Then to Department of Community Affairs to determine if they agree. Then back to Governing Body to prepare a plan.

Lawrence Gregan - ground water contamination. Graham Packaging building in disrepair.

Harold Halvorsen - 400 Greenwich Street property separate from rest of properties.

Sarah Piwoski - LM District

Lawrence Gregan - municipal official contacting property owners

Public Questions:

Gina Cole, 219 Paul Street - assumptions made regarding certain properties. DB - this was an investigation, not an appraisal. SG - expertise of the professionals performing the site visits.

Richard Newmann, 15 Frelinghuysen Street - when were properties last inspected. DB - November 2020.

Kurt Schultz, 605 Mansfield Street - did you know information on 600 Fifth Street is incorrect. DB - no.

Mike Lashnaski, 19 Frelinghuysen Street - does the Town know about ground water testing. TY - yes, ongoing for many years.

Mike Lotito, 418 Knowlton Street - do we have zoning and building inspectors. TY - yes. SG - AINR opens up types of zoning capabilities. DB - zoning overlay would allow multiple permitted uses.

Nancy Mason, 626 Third Street - ground water enters the Pequest watershed. 400 Greenwich Street is a residential area. Farber property in the LM zone and is a pre-existing nonconforming use.

Gina Cole, 219 Paul Street - what are the changes for the property owners. SG - whatever pre-exists, stays the same if the property owner chooses.

Linda Stettler, 419 Spring Street - how does residential property owner benefit. Town could designate four different types of use. Tax advantage. Ability to do something different with the property but up to the property owner. Does not see any detriments for the property owner. SG - Governing Body resolution clearly says "non-condemnation". LS - whose funding costs for 400 Greenwich Street. PS - Town. LS - did any property owners approach the Mayor to be a part of the redevelopment. PS - do not know. LS - any property owners contacted in person. DB - did not meet with anyone other than the Mayor.

Gina Cole, 219 Paul Street - farm equipment referred to as "junk". DB - these were my findings as documented in the report.

Kim Dopiak, 739 Knowlton Street - cannabis cultivation. DB - AIRN idea started prior to cannabis legislation.

Public Testimony:

All were sworn by Steven Gruenberg.

Richard Newmann, 15 Frelinghuysen Street - given tour by owner of 600 Fifth Street. Building is filled and currently in use.

Nancy Mason, 626 Third Street - attended tour and clear that this facility could be used as a cannabis grow facility.

A motion was made by Patricia MacCallum and seconded by Lawrence Gregan to close the public hearing on the AINR report. **Motion and second rescinded.**

Paul Sterbenz - reinspection of 600 Fifth Street property is indicated and report will need to be amended.

Steven Gruenberg - the public hearing will be continued to the next meeting of the Board without further notice.

A motion was made by Lawrence Gregan to adjourn the meeting of the Belvidere Planning Board at 8:45 PM.

Teresa A. Yeisley, RMC/CPM
Board Secretary