

**Belvidere Planning Board Minutes
Town of Belvidere
Warren County, New Jersey
December 1, 2020**

Harold Halvorsen opened the meeting of the Belvidere Planning Board with the Pledge of Allegiance and 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. This meeting was also advertised on the municipal website 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, Joseph Kennedy, Patricia MacCallum, Sarah Piwoski

Absent - Glen Matlock

Also in attendance - Teresa Yeisley, Paul Sterbenz and Steven Gruenberg

Adoption of Minutes:

A motion was made by Patricia MacCallum, seconded by Claudia Howard and carried to adopt the September 1, 2020 regular meeting minutes of the Belvidere Planning Board.

New Business:

Andreas Eisenberger and Joseph Kennedy recused themselves from the following discussion regarding Use Application #2020-01.

Completeness: Use Application #2020-01 John and Donna Steckle, block 20/lot10

Paul Sterbenz gave the history of the property stating that the applicant was back before the Board to amend a 2016 resolution for use or apply for new relief. Mr Sterbenz stated that specificity needs to be provided to the Board.

Steve Gruenberg stated that the application needs to be tied to a particular use.

A motion was made by Patricia MacCallum and seconded by Robert Haupin to deem the aforementioned application incomplete.

Roll call:

Ayes - David Dech, Lawrence Gregan, Harold Halvorsen, Robert Haupin, Claudia Howard, Patricia MacCallum, Sarah Piwoski

Nays - None

Abstentions - None

Recusal - Andreas Eisenberger, Joseph Kennedy

Absent - Glen Matlock

Stormwater Control Ordinance O2020x08:

Paul Sterbenz reviewed the history of the stormwater compliance in the Town of Belvidere and

the amending ordinance the Belvidere Town Council has introduced. Mr. Sterbenz advised that the ordinance is in compliance with the Master Plan, and involves only major stormwater development. The updates are required by all municipalities.

Steve Gruenberg advised that a letter will need to be sent to Town Council stating that the Board has reviewed the ordinance and has no issues with the adoption of same.

A motion was made by Patricia MacCallum and seconded by Lawrence Gregan authorizing a letter to the Belvidere Town Council stating that the Planning Board has reviewed the Stormwater Control Ordinance O2020x08 that has been introduced and has no issues with the ordinance moving forward to adoption.

Roll call:

Ayes - Andreas Eisenberger, Lawrence Gregan, Harold Halvorsen, Robert Haupin, Claudia Howard, Joseph Kennedy, Patricia MacCallum, Sarah Piwoski

Nays - None

Abstentions - David Dech

Recusal - None

Absent - Glen Matlock

Master Plan Reexamination:

Paul Sterbenz advised the following: review of recent amendment to the Master Plan regarding Kasson Development (Belvidere Urban Renewal). There is now a need for an additional amendment for two scenarios; 1.) Former BASF property has strong possibility for solar development and although this use is automatically permitted by State law, as a Town, we need to set a standard. 2.) There is interest in the former Graham Packaging property for use for cannabis cultivation. Joseph Kennedy advised that this would be a growth facility, completely contained indoors with security. The facility would eliminate large truck traffic. Traffic would be limited to vans. He added that this would be a great opportunity for the Town. Councilman Joseph Roth asked to be recognized from the floor. Mr. Roth advised that the Town would see significant revenue from this facility with the tax based on the output. The facility would also offer job opportunities for the community. Councilman Roth and Mayor Kennedy visited a similar site to the one proposed for Belvidere and found the facility very unobtrusive to the surrounding community, highly regulated with highly controlled state of the art security. Paul Sterbenz added that, if approved, the facility would still require site plan approval.

A motion was made by Lawrence Gregan and seconded by David Dech authorizing Paul Sterbenz to prepare a reexamination report for an amendment to the Master Plan to include solar development and regulation and a cannabis cultivation facility.

Roll call:

Ayes - David Dech, Andreas Eisenberger, Lawrence Gregan, Harold Halvorsen, Robert Haupin, Claudia Howard, Patricia MacCallum, Sarah Piwoski

Nays - None

Abstentions - Joseph Kennedy

Recusal - None

Absent - Glen Matlock

A motion was made by Lawrence Gregan to adjourn the meeting of the Belvidere Planning Board at 7:59 PM.

Respectfully submitted,

Teresa A. Yeisley, Board Secretary