

**Planning Board Minutes  
Town of Belvidere  
Warren County, New Jersey  
June 26, 2014**

David Dech opened the regular 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.

**Roll Call:**

Present - David Dech, Andreas Eisenberger, Lawrence Gregan, Michael Luna, William Murphy, Linda Stettler, Charlotte Warnick

Absent - Michael Belby, Harold Halvorsen, Patricia MacCallum, Charles Makatura

**Approval of Minutes:**

A **motion** was made by William Murphy, seconded by Charlotte Warnick and carried to adopt the January 23, 2014 reorganization meeting minutes of the Belvidere Planning Board.

**Informal Discussion:**

William Krame, developer for the "Summit at Belvidere" appeared before the Board to discuss the possibility of forming a sub-committee to review his ideas on moving forward with his project.

Paul Sterbenz advised that any changes may require an amendment to the Master Plan.

Steven Gruenberg concurred with Mr. Sterbenz and also advised that this meeting and any meeting with a sub-committee would be considered informal and not binding on Mr. Krame or the Board. In addition, escrow monies must be made available to meet with a sub-committee.

A **motion** was made by Lawrence Gregan and seconded by William Murphy to appoint Michael Luna, Lawrence Gregan and David Dech along with Paul Sterbenz as a sub-committee to meet with William Krame to review options for the "Summit at Belvidere". Escrow monies must be provided and the committee will report their findings to the Board.

**Roll call:**

**Ayes - David Dech, Lawrence Gregan, William Murphy, Charlotte Warnick**

**Nays - Michael Luna, Linda Stettler**

**Abstentions - Andreas Eisenberger**

**Absent - Michael Belby, Harold Halvorsen, Patricia MacCallum, Charles Makatura**

**Linda Stettler recused herself from the following discussion and left the meeting while the matter was heard by the Board.**

Jacob Deustch appeared before the Board for Belvidere Realty Investment, LLC regarding his

informal application for 10 Greenwich Street. Mr. Deustch provided a rendering and comment on his proposal for a hotel at said location.

Steven Gruenberg advised that the proposed plan for this property may require a conditional use variance. The Board allowed Mr. Duestch to proceed informally, with the Board nor Mr. Duestch being bound by the discussion.

**Linda Stettler returned to the Board meeting.**

**New Business:**

The Belvidere Town Council requested that the Board review the current fence ordinance, specifically the height requirement. Discussion ensued.

The following spoke regrading this matter under public comment:

Harold Hess - leave the fence height at 5 feet

Joseph Kennedy - change the height requirement from 5 feet to 6 feet for economic reasons

Michelle Connors - requested a waiver to install a non-conforming fence on her property

Steven Gruenberg advised Ms. Connors of the following: appeal the zoning officials denial, apply for a variance or urge the Board to amend the ordinance

The Board will further address the matter of amending the fence ordinance at their next scheduled meeting with input from Charles Hoff, Zoning Official.

Paul Sterbenz advised the Board on COAH and the implications on Belvidere with the new rules.

Steven Gruenberg will prepare a resolution including Mr. Sterbenz's recommended comments regarding the new COAH rules. This resolution will be considered at the next Board meeting.

This meeting will be a joint meeting with the Belvidere Town Council so that they can also consider a similar resolution.

Joseph Kennedy requested an explanation on the calculation of the sight distance on a corner lot.

Paul Sterbenz provided that information.

**A motion** was made by Lawrence Gregan, seconded by Charlotte Warnick and carried to adjourn the meeting of the Belvidere Planning Board at 9:35 PM.

Respectfully submitted,

Teresa A. DeMont, RMC/CPM  
Municipal Clerk/Administrator