

**Planning Board Minutes  
Town of Belvidere  
Warren County, New Jersey  
November 13, 2014**

Harold Halvorsen 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 - Michael Belby, David Dech, Andreas Eisenberger, Lawrence Gregan, Harold Halvorsen, Michael Luna, Patricia MacCallum, Charlotte Warnick  
Absent - Charles Makatura, William Murphy, Linda Stettler

**Approval of Minutes:**

A **motion** was made by Charlotte Warnick, seconded by Michael Luna and carried to adopt the July 24, 2014 meeting minutes of the Belvidere Planning Board.

**Previous Business:**

Andreas Eisenberger stepped down from the board for the following discussion involving the "Summit at Belvidere".

William Krame was present to discuss a proposed modification to his application. Steven Gruenberg advised that this discussion was an informal conceptual plan and non-binding on both parties.

There was review of the subcommittee meetings held regarding this proposed change. Mr. Krame advised that he was not seeking site plan approval at this time. He is looking for flexibility in the plan for marketability reasons. His proposed plan would increase the number of units from 257 to 320 with a mix of one and two bedroom units being offered.

Paul Sterbenz advised that Mr. Krame's proposal may require an ordinance change. Discussion ensued. Steven Gruenberg advised that the board had three options: 1) do nothing 2) request the applicant to provide a plan with some mix 3) authorize Paul Sterbenz to provide a Master Plan amendment recommendation

A **motion** was made by Patricia MacCallum and seconded by Lawrence Gregan authorizing Paul Sterbenz to proceed with a Master Plan amendment recommendation with all costs incurred for a proposed amendment being charged to the applicant.

**Roll call:**

**Ayes - Michael Belby, David Dech, Lawrence Gregan, Harold Halvorsen, Michael Luna, Patricia MacCallum, Charlotte Warnick**

**Nays - None**

**Abstentions - None**

**Absent - Charles Makatura, William Murphy, Linda Stettler**

**Andreas Eisenberger rejoined the meeting.**

**Public Comment:**

Kim Peckman-Greenwald stated that the “Summit” development will increase the number of children in the school system, adding that there are many houses currently empty in Belvidere.

**A motion** was made by Charlotte Warnick, seconded by Patricia MacCallum and carried to adjourn the meeting of the Belvidere Planning Board at 9:06 PM.

Respectfully submitted,

Teresa A. Yeisley, Secretary