

**MINUTES - TOWN COUNCIL WORKSHOP MEETING  
TOWN OF BELVIDERE  
WARREN COUNTY, NEW JERSEY  
691 Water Street  
MARCH 11, 2024**

Mayor Miers opened the workshop meeting of the Belvidere Town Council 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, posted in Belvidere Town Hall, 691 Water Street, Belvidere NJ and posted on the municipal website belviderenj.net. Council agreed to add the following items to the agenda: Easter Egg Hunt and Resolution No. R2024x22 for a refund of premium.

**Roll Call:**

Present - Mayor Miers, Councilman Allen, Councilwoman Koop, Councilman Matlock, Councilman Mitchell, Councilman Roth, Councilman Zmigrodski  
Absent - None

**Adoption of Minutes:**

**A motion** was made by Councilman Mitchell, seconded by Councilman Roth with Councilman Zmigrodski abstaining and all others voting "yes" to adopt the February 26, 2024 regular meeting minutes of the Belvidere Town Council.

**Presentation:**

Sara's Buds, LLC - John Lasser (JL) from Pura Industries addressed the Council regarding the retail sale of cannabis through a dispensary. Zachary Finklestein (ZF) stated his company, Sara's Buds, LLC, is requesting a resolution of support from Council to have a cannabis dispensary in the Town of Belvidere and that the Town will receive 2% of sales across all businesses. The main processing for the dispensary will also be located in Belvidere. The location of the dispensary has yet to be determined. If the company is successful in obtaining State approval for the license they will be required to comply with all State regulations. This will ensure product safety and security. This industry is highly regulated.

Councilman Roth - will there be security on site? ZF - yes, on and off site.

Councilman Allen - when will the project be operational? ZF - approximately 6 months with a 90 day build-out after State approval.

Kevin Benbrook - Town elected no to opt out of dispensing of cannabis which leaves this type of operation as conditionally permitted.

Councilman Zmigrodski - other Towns in Warren County have already permitted dispensary cannabis sale. Belvidere is too small for this type of business. In favor of new business but not in favor of cannabis sale.

Councilman Allen - any odor from this type of business? JL - no because there is no smoking permitted in the facility and no odor outside the facility.

Kevin Benbrook - advise to amend the resolution that has been presented to Council as some of the items in this resolution are not accurate.

**Public Comment:**

Sue Beall - location of proposed dispensary.

Nancy Mason - zones where a dispensary could be located. Not in favor.

Richard Brown - visit a dispensary to see the security and this will alleviate your concerns.

Kevin Benbrook - this facility will be fully licensed and regulated by the State similar to liquor licensing. Dispensary will be located in the Business or Commercial zones. Town can also require a local permit.

Virginia Walton - supportive of this type of business. Council will need to monitor to be sure that the regulations are adhered to.

**Matters to be Addressed:**

**A motion** was made by Councilwoman Koop, seconded by Councilman Roth and carried to

authorize the use of Hriczak Field by the Belvidere American Legion for their annual Easter Egg Hunt on March 23<sup>rd</sup> with a rain date of March 24<sup>th</sup>.

**A motion** was made by Councilman Roth and seconded by Councilwoman Koop to adopt Resolution No. R2024x21.

**RESOLUTION NO. R2024x21**

**TOWN OF BELVIDERE**

**WARREN COUNTY, NEW JERSEY**

**A RESOLUTION AUTHORIZING LOCAL SUPPORT FOR THE APPLICATION OF SARA’S BUDS, LLC TO OPERATE AS AN ADULT USE CANNABIS RETAIL DISPENSARY FACILITY WITHIN THE TOWN OF BELVIDERE**

WHEREAS, Sara’s Buds, LLC (“SARA’S BUDS LLC”), a New Jersey limited liability company, is seeking an adult use cannabis establishment license to operate as a New Jersey Cannabis Regulatory Commission licensed Class 5 Retail Dispensary, and has appeared before the Belvidere Town Council seeking a resolution of local support for its licenses pursuant to the NJCREAMM Act license application requirements (“Resolution of Local Support”); and

WHEREAS, pursuant to the NJCREAMM Act, the Town of Belvidere did not opt out with respect to any classes or types of cannabis activity on or before the August 21, 2021 deadline established in the Act; and

WHEREAS, as a result of this decision not to opt out, the retail sale of cannabis is a conditionally permitted use in the Town’s commercial and retail zones, to wit: the B District, the C District and the B/LM District; and

WHEREAS, the Town of Belvidere has not adopted an Ordinance establishing a limitation on the number of retail licenses that may be issued in the Town; and

WHEREAS, having determined that SARA’S BUDS LLC meets the applicable requirements for a Resolution of Local Support as required under NJCREAMM Act;

NOW, THEREFORE, BE IT RESOLVED that the Belvidere Town Council hereby approves SARA’S BUDS LLC request for a Resolution of Support for the issuance of a Class 5 retail Dispensary License for a retail cannabis facility limited to a location to be established within the B, C or B/LM Districts, subject to the municipal code;

Certification

I, Teresa A. Yeisley, Municipal Clerk/Administrator, Town of Belvidere, Warren County, New Jersey do hereby certify that the foregoing Resolution was duly adopted by the Belvidere Town Council at a public meeting held on March 11, 2024.

**Roll call:**

**Ayes - Councilman Allen, Councilwoman Koop, Councilman Matlock, Councilman Mitchell, Councilman Roth, Mayor Miers**

**Nays - Councilman Zmigrodski**

**Abstentions - None**

**Recusal - None**

**Absent - None**

**A motion** was made by Councilwoman Koop, seconded by Councilman Roth and carried to adopt Resolution No R2024x22.

**RESOLUTION NO. R2024x22**

**TOWN OF BELVIDERE**

**WARREN COUNTY, NEW JERSEY**

**A RESOLUTION AUTHORIZING REFUND OF PREMIUM MONEYS (block 23, lot 11)**

WHEREAS, Tax Sale Certificate 2023-007 dated November 13, 2023 on block 23, lot 11 was redeemed on February 28, 2024; and

WHEREAS, the premium paid at the sale in the amount of \$400.00 needs to be returned to ARTHUR FRUSTACI, lienholder of the aforementioned certificate;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Town Council of the Town of Belvidere hereby authorizes the CFO to make payment in the amount of \$400.00 representing said refund.

ARTHUR FRUSTACI  
712 RUGBY RD  
PHILLIPSBURG, NJ 08865

Date: March 11, 2024  
Teresa A. Yeisley, RMC/CPM  
Municipal Clerk/Administrator

**Ordinances:**

No ordinances were addressed at this time.

**Appointments:**

A **motion** was made by Councilman Allen, seconded by Councilman Matklock and carried to appoint Melanie Quintanilla as Alternate #2 to the Community Center at Belvidere Advisory Board.

**Authorization to Pay Purchase Orders:**

A **motion** was made by Councilwoman Koop, seconded by Councilman Mitchell and carried to authorize the payment of the purchase orders, as submitted, in the amount of \$356,532.73.

**Public Comment:**

There was no public comment at this time.

**Executive Session:**

No executive session was needed at this time.

**Adjournment:**

A **motion** was made by Councilman Allen, seconded by Councilman Matlock and carried to adjourn the meeting of the Belvidere Town Council at 7:46 PM.

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