

**MINUTES - TOWN COUNCIL MEETING  
TOWN OF BELVIDERE  
WARREN COUNTY, NEW JERSEY  
691 Water Street  
JUNE 14, 2021**

Mayor Kennedy opened the regular 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 Warren County 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. This meeting was also advertised in accordance with the law as a virtual ZOOM meeting with instructions to the public for attendance and comment.

**Roll Call:**

Present - Mayor Kennedy, Councilman Matlock, Councilwoman Miers, Councilman Mitchell, Councilwoman Napolitani, Councilman Roth, Councilman Zmigrodski  
Absent - None

**Adoption of Minutes:**

A **motion** was made by Councilman Mitchell, seconded by Councilwoman Miers and carried to adopt the May 24, 2021 regular meeting minutes of the Belvidere Town Council.

**Public Comment:**

There was no public comment at this time.

**Committee Reports:**

Councilman Mitchell - Belvidere High School graduation is scheduled for June 16<sup>th</sup> at 12:30 PM. The district will begin the new school year before Labor Day. CCB is scheduling events and has created an Instagram page. Pool and Recreation meetings are upcoming.

Councilman Roth - Good Will Fire had 19 calls in May. JCP&L will have helicopters inspecting the lines on June 14, 15 and 16.

Councilwoman Miers - continues to meet with CFO and Pool Manager. Pool operations are going smoothly.

Councilwoman Napolitani - PD body cameras have been ordered and the department will be upgrading weapons. Court will be remaining virtual until further notice but some in-person trials will resume. Mayor Kennedy met with Congressman Gottheimer and was advised that the body camera grant will now include the cost of cloud storage.

Councilman Matlock - Environmental Commission coordinated the road-side clean up where 13 groups participated. Belvidere Urban Renewal will come before the Planning Board on July 6<sup>th</sup> for their site plan hearing.

Councilman Zmigrodski - regarding the recent request to reduce truck traffic on Market Street, White Township has agreed to allow a sign on Manunkachunk and Warren County approved the use of their message board to for notification.

Mayor Kennedy - so far \$6,600 has been spent on the tree clean up on Fourth Street. Finance has recommended freezing the Shade Tree Commission budget and halting the planting of any new trees until a comprehensive tree inventory and maintenance plan has been done. Two handicapped parking spaces will be needed on Market Street near the new pharmacy.

Kevin Benbrook - no response has been received from the DCA regarding the issue with the Skoog property at the corner of Front and Mansfield Streets. The DCA required Joseph Rossi to revoke the Skoog's permit. The Skoogs filed an appeal of the revocation. Mr. Rossi further

investigated his original issuance of the permit and advised that he believes the permit was correctly issued. Mr. Rossi will send a letter to reinstate the permit and the Skoogs have agreed to dismiss their appeal.

Mayor Kennedy advised that the Town's fund balance is now in excess of \$735,000 and suggested that the Council revisit the Good Will Fire Company's request for assistance with the repair of the pumper.

**A motion** was made by Councilman Roth and seconded by Councilman Mitchell to appropriate \$35,000 to the Good Will Fire Company toward the repair of the pumper. Councilwoman Miers will meet with the CFO to review how to appropriate these funds.

**Roll call:**

**Ayes - Councilman Matlock, Councilwoman Miers, Councilman Mitchell, Councilwoman Napolitani, Councilman Roth, Councilman Zmigrodski, Mayor Kennedy**

**Nays - None**

**Abstentions - None**

**Recusal - None**

**Absent - None**

**Correspondence:**

No correspondence was addressed at this time.

**Previous Business:**

Councilman Roth initiated a discussion regarding the building attached to the squad building. The building is now empty and in poor condition and has become a liability. A sub-committee was previously appointed by Mayor Kennedy to address the use of this building. It is the recommendation of the sub-committee to demolish the building, leaving the pad and donate the space to the Belvidere Ambulance Corps with a deed and transferral agreement.

**A motion** was made by Councilman Roth, seconded by Councilman Zmigrodski and carried to move forward with the demolition of the above referenced building and proceed with the preparation of a draft transfer agreement.

Councilman Roth suggested that the Town proceed with a tree survey and formerly request a copy of any reports on the downed Fourth Street tree from Gordon Meyer.

**New Business:**

**A motion** was made by Councilwoman Miers, seconded by Councilman Matlock and carried authorizing the requisite street closures for Heritage Day, September 11<sup>th</sup>.

**A motion** was made by Councilwoman Napolitani, seconded by Councilwoman Miers and carried approving Raffle Licenses R2021-09 for the Belvidere Womans Club and R2021-10 for the Belvidere American Legion.

**A motion** was made by Councilwoman Miers and seconded by Councilman Matlock authorizing the Fifth Street change order and final payment to K&A Paving in the amount of \$81,613.84.

**Roll call:**

**Ayes - Councilman Matlock, Councilwoman Miers, Councilman Mitchell, Councilwoman Napolitani, Councilman Roth, Mayor Kennedy**

**Nays - None**

**Abstentions - None**

**Recusal - Councilman Zmigrodski**

**Absent - None**

**A motion** was made by Councilman Matlock, seconded by Councilwoman Miers and carried approving the Environmental Commission request to write a letter of thanks for watering and their assistance with the pollinator garden to the Beaney family along with a payment of \$80 for the use of water.

**Resolutions:**

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

adopt Resolution No. R2021x36 through Resolution No. R2021x40.

**RESOLUTION NO. R2021x36**

**TOWN OF BELVIDERE**

**WARREN COUNTY, STATE OF NEW JERSEY**

**A RESOLUTION TO RENEW AN ALCOHOLIC BEVERAGE LICENSE  
FOR YEAR 2021-2022**

WHEREAS, each of the following applicants has properly filed their renewal application with the Division of Alcoholic Beverage Control as reviewed by the Municipal Clerk;

NOW, THEREFORE BE IT RESOLVED, that the Belvidere Town Council hereby authorizes the renewal of the following liquor licenses for the 2021-2022 licensing term;

PLENARY RETAIL CONSUMPTION

No. 2103-33-004-004 GIOTA, INC.  
t/a GEORGE'S PLACE \$1,998.00

I, Teresa A. Yeisley, Municipal Clerk/Administrator, Town of Belvidere do hereby certify that forgoing resolution was duly adopted by the Belvidere Town Council at a regular meeting held on June 14, 2021.

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

**RESOLUTION NO. R2021x37**

**TOWN OF BELVIDERE**

**WARREN COUNTY, STATE OF NEW JERSEY**

**A RESOLUTION TO RENEW AN ALCOHOLIC BEVERAGE LICENSE  
FOR YEAR 2021-2022**

WHEREAS, each of the following applicants has properly filed their renewal application with the Division of Alcoholic Beverage Control as reviewed by the Municipal Clerk;

NOW, THEREFORE BE IT RESOLVED, that the Belvidere Town Council hereby authorizes the renewal of the following liquor licenses for the 2021-2022 licensing term;

PLENARY RETAIL CONSUMPTION

No. 2103-33-003-008 GOOD WILL FIRE COMPANY #1, INC.  
t/a SAME \$1,998.00

I, Teresa A. Yeisley, do hereby certify that forgoing resolution was duly adopted by the Belvidere Town Council at a regular meeting held on June 14, 2021.

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

**RESOLUTION NO. R2021x38**

**TOWN OF BELVIDERE**

**WARREN COUNTY, STATE OF NEW JERSEY**

**A RESOLUTION TO RENEW AN ALCOHOLIC BEVERAGE LICENSE  
FOR YEAR 2021-2022**

WHEREAS, each of the following applicants has properly filed their renewal application with the Division of Alcoholic Beverage Control as reviewed by the Municipal Clerk;

NOW, THEREFORE BE IT RESOLVED, that the Belvidere Town Council hereby authorizes the renewal of the following liquor licenses for the 2021-2022 licensing term;

PLENARY RETAIL CONSUMPTION

No. 2103-32-002-003 BELVIDERE COUNTY CORK, LLC  
t/a SAME \$1,998.00

I, Teresa A. Yeisley, do hereby certify that forgoing resolution was duly adopted by the Belvidere Town Council at a regular meeting held on June 14, 2021.

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

**RESOLUTION NO. R2021x39  
TOWN OF BELVIDERE  
WARREN COUNTY, STATE OF NEW JERSEY  
A RESOLUTION TO RENEW AN ALCOHOLIC BEVERAGE LICENSE  
FOR YEAR 2021-2022**

WHEREAS, each of the following applicants has properly filed their renewal application with the Division of Alcoholic Beverage Control as reviewed by the Municipal Clerk;

NOW, THEREFORE BE IT RESOLVED, that the Belvidere Town Council hereby authorizes the renewal of the following liquor licenses for the 2021-2022 licensing term;

PLENARY RETAIL DISTRIBUTION

No. 2103-44-001-003 MATGINA, INC.  
t/a NICK'S LIQUORS \$675.00

I, Teresa A. Yeisley, do hereby certify that forgoing resolution was duly adopted by the Belvidere Town Council at a regular meeting held on June 14, 2021.

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

**RESOLUTION NO. R2021x40  
TOWN OF BELVIDERE  
WARREN COUNTY, STATE OF NEW JERSEY  
A RESOLUTION TO RENEW AN ALCOHOLIC BEVERAGE LICENSE  
FOR YEAR 2021-2022**

WHEREAS, each of the following applicants has properly filed their renewal application with the Division of Alcoholic Beverage Control as reviewed by the Municipal Clerk;

NOW, THEREFORE BE IT RESOLVED, that the Belvidere Town Council hereby authorizes the renewal of the following liquor licenses for the 2021-2022 licensing term;

CLUB

No. 2103-31-005-001 AMERICAN LEGION MEMORIAL PARK ASSOCIATION, INC.  
t/a SAME \$162.00

I, Teresa A. Yeisley, do hereby certify that the foregoing resolution was duly adopted by the Belvidere Town Council at a regular meeting held on June 14, 2021.

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

**A motion** was made by Councilwoman Napolitani, seconded by Councilwoman Miers and carried to adopt the following resolutions: R2021x35, R2021x41 and R2021x44.

**RESOLUTION NO. R2021x35  
TOWN OF BELVIDERE  
WARREN COUNTY, NEW JERSEY  
A RESOLUTION AUTHORIZING REFUND OF PREMIUM MONEYS (block 24, lot 16)**

WHEREAS, Tax Sale Certificate 2020-008 dated October 28, 2020 on block 24, lot 16 was redeemed on May 24, 2021; and

WHEREAS, the premium paid at the sale in the amount of \$1,000.00 needs to be returned to, US BANK CUST/PRO CAP 8/PRO CAPITAL MGT II 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 \$1,000.00 representing said refund.

US BANK CUST PRO CAP 8/PRO CAPITAL MGT II  
50 SOUTH 16<sup>TH</sup> STREET - SUITE 2050  
PHILADELPHIA, PA 19102

Date: June 14, 2021  
Teresa A. Yeisley, RMC/CPM  
Municipal Clerk/Administrator

**RESOLUTION NO. R2021x41  
TOWN OF BELVIDERE  
WARREN COUNTY, NEW JERSEY  
A RESOLUTION AUTHORIZING REFUND OF PREMIUM MONEYS (block 32, lot 9)**

WHEREAS, Tax Sale Certificate 2019-011 dated October 16, 2019 on block 32, lot 9 was redeemed on June 7, 2021; and

WHEREAS, the premium paid at the sale in the amount of \$10,500.00 needs to be returned to, US BANK CUST/PRO CAP 8/PRO CAPITAL MGT II 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 \$10,500.00 representing said refund.

US BANK CUST PRO CAP 8/PRO CAPITAL MGT II  
50 SOUTH 16<sup>TH</sup> STREET - SUITE 2050  
PHILADELPHIA, PA 19102

Date: June 14, 2021  
Teresa A. Yeisley, RMC/CPM  
Municipal Clerk/Administrator

**RESOLUTION NO. R2021x44  
TOWN OF BELVIDERE  
WARREN COUNTY, NEW JERSEY  
A RESOLUTION AUTHORIZING REFUND OF PREMIUM MONEYS (block 11, lot 28)**

WHEREAS, Tax Sale Certificate 2020-004 dated October 28, 2020 on block 11, lot 28 was redeemed on June 9, 2021; and

WHEREAS, the premium paid at the sale in the amount of \$12,000.00 needs to be returned to, BALA PARTNERS LLC 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 \$12,000.00 representing said refund.

BALA PARTNERS LLC  
PO BOX 303  
POTTERSVILLE, NJ 07979

Date: June 14, 2021  
Teresa A. Yeisley, RMC/CPM  
Municipal Clerk/Administrator

**A motion** was made by Councilwoman Miers and seconded by Councilman Roth to adopt resolution No. R2021x42.

**RESOLUTION NO. R2021x42**

**TOWN OF BELVIDERE**

**WARREN COUNTY, NEW JERSEY**

**A RESOLUTION AUTHORIZING THE EXECUTION OF CONTRACT FOR REVALUATION WITH PROFESSIONAL PROPERTY APPRAISERS, INC.**

**BE IT RESOLVED**, by the Town Council of Belvidere, in the County of Warren, State of Jersey, that the Mayor and Clerk be and hereby are authorized and directed to execute a Contract with Professional Property Appraisers, Inc. for a Town-wide Revaluation, the Contract being attached hereto as **Exhibit A** and the terms and conditions of which are incorporated herein by reference; and

**BE IT FURTHER RESOLVED**, that the Contract be submitted to the Warren County Board of Taxation and the Commissioner of the Division of Taxation for approval.

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 regular meeting held on June 14, 2021.

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

**Roll call:**

**Ayes - Councilman Matlock, Councilwoman Miers, Councilman Mitchell, Councilwoman Napolitani, Councilman Roth, Mayor Kennedy**

**Nays - Councilman Zmigrodski**

**Abstentions - None**

**Recusal - None**

**Absent - None**

**A motion** was made by Councilwoman Napolitani, seconded by Councilwoman Miers and carried to adopt resolution No. R2021x43.

**RESOLUTION NO. R2021x43**

**TOWN OF BELVIDERE**

**WARREN COUNTY, NEW JERSEY**

**A RESOLUTION TO HIRE AND PAY A CROSSING GUARD**

**BE IT RESOLVED** that the Belvidere Town Council hereby authorizes to hire and pay the following as a Substitute Crossing Guard:

<u>Name</u>	<u>Position</u>	<u>Salary</u>
Cori Stout	Crossing Guard	\$ 12,868 per annum

Date: June 14, 2021  
Teresa A. Yeisley, RMC/CPM  
Municipal Clerk/Administrator

**A motion** was made by Councilwoman Miers, seconded by Councilman Mitchell and carried to adopt Resolution No. R2021x45.

**RESOLUTION NO. R2021x45**

**TOWN OF BELVIDERE**

**WARREN COUNTY, NEW JERSEY**

**A RESOLUTION MEMORIALIZING THE SALE OF REAL PROPERTY KNOWN AS  
BLOCK 46, LOT 7**

WHEREAS, the Town of Belvidere solicited adjacent property owners for the sale of a non-conforming lot identified as block 46, lot 7; and

WHEREAS, Claudia Howard submitted an offer that was accepted by the Town in the amount of \$5,000.00, that was subsequently revised to \$4,000.00 with the Town agreeing to provide a survey; and

WHEREAS, the Deed dated August 24, 2020 conveying said property to Claudia Howard was recorded in the Warren County Clerk's Office on October 8, 2020 on Book 3097, Page 139;

NOW, THEREFORE, BE IT RESOLVED by the Belvidere Town Council, Warren County, New Jersey that the sale of block 46, lot 7 to Claudia Howard and the execution of the Deed by the Mayor and Municipal Clerk be and hereby is ratified and approved as a sale of surplus municipal property not needed for public purposes, which said property has been merged with and become a part of adjacent block 46, lot 6.01.

Certification

I, Teresa A. Yeisley, Municipal Clerk/Administrator, Town of Belvidere do hereby certify that the foregoing resolution was duly adopted by the Belvidere Town Council at a regular meeting held on June 14, 2021.

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

**Ordinance:**

No ordinance were considered at this time.

**Appointments:**

No appointments were made at this time.

**Authorization to Pay Purchase Orders:**

**A motion** was made by Councilman Roth, seconded by Councilwoman Miers with Councilman Zmigrodski abstaining on PO #25519 and all others voting "yes" authorizing the payment of the purchase orders as submitted in the amount of \$472,733.56.

**Public Comment:**

Joseph Rossi - thank you for Council's support with his wife's health matters and with the DCA issue.

Councilwoman Miers initiated a discussion about the Town's participation in the Municipal Alliance Program.

**A motion** was made by Councilwoman Napolitani to join the Municipal Alliance with a five-year agreement. **The motion received no second. Motion failed.**

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

defer the Town's participation in the Municipal Alliance Program for one year.  
Mark Young - intersection at Skoogy's up town. Rain barrel at pollinator garden.  
Virginia Walton - reaching out to community organizations for assistance and participation in the Heritage Day event. Youth Field Hockey will be held at Fireman's Field this season.

**Executive Session:**

**A motion** was made by Councilman Matlock, seconded by Councilwoman Miers to enter into executive session to discuss litigation.

**A motion** was made by Councilwoman Miers, seconded by Councilman Matlock and carried to return to regular session.

Kevin Benbrokk advised the public that the Council discussed an IN REM foreclosure matter with the owner of the property in question.

**A motion** was made by Councilman Mitchell to adjourn the meeting of the Belvidere Town Council at 9:05 PM.

Respectfully submitted,

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