

**Knowlton Township Planning Board
Minutes
Tuesday, October 26, 2021**

There was a regular meeting of the Knowlton Township Planning Board on Tuesday, October 26, 2021 via Zoom. Chairman Taylor led the Board in the flag salute at 7:32 p.m. He announced that adequate notice of the meeting has been provided in accordance with the “Open Public Meetings Act” by publishing notice of all regularly scheduled meetings in the NJ Herald and Express Times-NJ Zone Edition, as well as providing said schedule in the Municipal Clerk’s Office and the Township Website. A moment of silence was held for our Military Personnel serving in harm's way.

Roll call:

Present: Taylor, Bromm, Cuntala, Drake, Starrs, Costantino, and Smith
(arriving at 7:49 p.m.)

Absent: Tironi, Glynn, Prosser, and Murray

Also Present: Board Attorney Gavan and Board Planner Bloch

Approval of Minutes:

Mr. Bromm made the motion to adopt the minutes of July 27, 2021. Motion seconded by Mr. Drake. Roll call vote: Bromm-Yes, Cuntala-Yes, Drake-Yes, Starrs-Abstain, Costantino-Abstain, and Taylor-Yes.

Open to the Public:

Chairman Taylor opened the meeting to the public at 7:35 p.m. With there being no public comment, the meeting was closed to the public at 7:35 p.m.

Other Business:

Draft Farmland Preservation Plan Update

Renes Mathez and Bob McNinch were present and Mr. Mathez introduced the Draft Farmland Preservation Update, stating that 3 farms were recently preserved with 2 additional farms in the pipeline. He stated that the Plan is critical to obtain funding and he thanked Barbara Heskins-Davis and her team for their impressive work. Mr. McNinch stated that he agrees with Mr. Mathez comments.

Barbara Heskins-Davis displayed and presented a Power Point Presentation describing the preservation program, the process, and the overview of the Draft Farmland Preservation Plan Update. Mr. Smith arrived.

The meeting was opened to the public. With there being no public comment, the meeting was closed to the public.

Chairman Taylor noted a correction and some inconsistencies and Ms. Heskins-Davis stated that she will correct and review. Several Board Members had comments and questions. Mayor Starrs thanked Mr. Mathez and Mr. McNinch, along with Ms. Heskins-Davis for their hard work. The Board agreed and the plan for the future preservation was discussed

The meeting was reopened to the public. With there being no public comment, the meeting was closed to the public.

It was noted that the Board will schedule a public hearing, for the Board's November meeting, on the final document.

Draft Lighting Ordinance

Mr. Smith and Mr. Bromm reviewed the draft document that was recently distributed. The Board reviewed and discussed the draft and provided comments. Mr. Smith stated that they can clarify a few of the items and distribute for the next meeting. Ms. Starrs asked if the Board can loop in the Zoning Officer for any comments or suggestions. Ms. Schemm stated that she will email Mr. Snyder with the draft document.

Zoning Board of Adjustment Annual Report

Mr. Bloch provided his comments regarding the Annual Report, which was discussed with the Board. Mr. Gavan stated that the Board can prohibit the parking and/or storage of 3rd party truck or trailers. Ms. Starrs stated that she is concerned about the vision of the Township and prohibit additional gas stations in the C-1 Zone, which was discussed.

Mr. Bromm made the motion to have the Planner work on preparing documents that would remove gas stations, as a conditional use, in the C-1 Zone. Motion seconded by Mr. Smith. Roll call vote: Bromm-Yes, Cuntala-Yes, Drake-Yes, Starrs-Yes, Costantino-Yes, Smith-Yes, and Taylor-Yes.

WC Commissioners Meeting

Ms. Starrs encouraged Board Members to attend the WC Commissioner's Meeting tomorrow night. She stated that she will send the links to both the Commissioner meeting and the Township Meeting.

Payment of Vouchers:

Ms. Costantino made the motion to approve the vouchers. Motion seconded by Mr. Smith. Roll call vote: Bromm-Yes, Cuntala-Yes, Drake-Yes, Starrs-Yes, Costantino-Yes, Smith-Yes, and Taylor-Yes.

Open to the Public:

The meeting was opened to the public at 8:49 p.m.. With there being no public comment, the meeting was closed to the public.

Adjournment:

In a motion made and seconded the meeting adjourned at 8:51 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
11/23/21