

# Knowlton Township Planning Board

## Minutes

Tuesday, February 23, 2021

There was a regular meeting of the Knowlton Township Planning Board on Tuesday, February 23, 2021 via Zoom. Chairman Taylor led the Board in the flag salute at 7:31 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:** Costantino, Taylor, Glynn, Drake, Cuntala, Starrs, Prosser, Bromm, and Smith

**Absent:** Tironi

**Also Present:** Board Attorney Gavan and Board Engineer Brownwell

### Approval of Minutes:

Mr. Glynn made the motion to adopt the minutes of January 26, 2021. Motion seconded by Mr. Smith. Roll call vote: Glynn-Yes, Smith-Yes, Drake-Yes, Costantino-Yes, Cuntala-Yes, Starrs-Yes, Prosser-Yes, Bromm-Abstain, and Taylor-Yes.

### New Business:

#### #21-001 Richard D. Wenner, Block 5, Lot 2 & 1-Minor Subdivision

Chairman Taylor recused himself as he is an adjacent property owner and Vice Chairman Smith will chair this portion of the meeting.

Richard Wenner, Esq. was present on behalf of his father and he described the proposed Lot Line Adjustment. Also present Engineer Michael Textores and Surveyor Carl Herrman who were both sworn in and they provided their qualifications.

Mr. Herrman went on to describe the proposed lot line adjustment of Lots 2 & 1 both owned by Mr. Wenner.

Mr. Brownwell went on to review the French and Parrello report of February 19, 2021, which was addressed by the Applicants.

Richard D. Wenner was sworn in and he addressed the right of way dedication and a field surveyor.

The hearing was opened to public for comments and/or questions. Enzo Gerardi was present but had no comment. The hearing was then closed to the public.

Board Attorney Gavan reviewed the proposed conditions of an approval.

Mr. Glynn made the motion to grant the subdivision, as discussed this evening. Motion seconded by Ms. Costantino. Roll call vote: Glynn-Yes, Smith-Yes, Drake-Yes, Costantino-Yes, Cuntala-Yes, Starrs-Yes, Bromm-Yes, and Prosser-Yes

Chairman Taylor resumed his position on the Board.

### Other Business:

#### Zoning Board of Adjustment Annual Report

The Board reviewed the Zoning Board of Adjustment Annual Report. Mr. Drake questioned the process in the Whispering Woods Hearing for PMG, which Board Secretary Schemm addressed.

**Lighting Ordinance**

Chairman Taylor questioned the numbering scheme in the Ordinance that was distributed, which does not conform to our Ordinance. Mayor Starrs stated that she will reach out to the Township Clerk. Chairman Taylor asked if a subcommittee should be set up to review the Ordinance that was adopted and the Ordinance that was prepared by Planner Bloch. Mr. Smith and Mr. Bromm agreed to review the matter and report back to the Board.

**Open to the Public:**

Chairman Taylor opened the meeting to the public.

Board Secretary Schemm stated that Mr. Gerardi is in the public and she asked if he had any comment. He made a comment regarding the Wenner application, which was heard earlier in the evening.

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

**Adjournment:**

In a motion made and seconded the meeting adjourned at 8:15 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
3/18/21