

**,Knowlton Township Planning Board**

**Minutes**

**Tuesday, March 22, 2022**

There was a regular meeting of the Knowlton Township Planning Board on Tuesday, March 22, 2022. Clayton Taylor led the Board in the flag salute at 7:30 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, Drake, Starrs, Glynn, and Smith

**Absent:** Prosser, Bromm, Murray, Cuntala, and Tironi

**Also Present:** Gavan

**Approval of Minutes:**

Mr. Smith made the motion to adopt the minutes of February 28, 2022. Motion seconded by Ms. Costantino. Roll call vote: Drake-Yes, Smith-Yes, Costantino-Yes, Starrs-Yes, Glynn-Abstain, and Taylor-Yes.

**New Business:**

**#22-001 Stoltzfus Structure & Furniture, Block 6, Lot 1.01**

Chairman Taylor announced that this matter is being carried to the April meeting.

**#22-002 Knowlton Road Solar Farm, Block 61, Lot 19**

Mark Bellin, Esq. and Robert Streker P.E. were present to address their conceptual solar farm plan. They reviewed the State Statutes: Grid Supply and Dual Purpose. The plans were displayed and described, which the Board discussed. They stated that they are proposing a subdivision and a berm/landscaping buffer. They stated that their proposal will be unmanned, visited several times a year, and it will have a gate. They then reviewed the decommissioning agreement/bonding. It was stated that they are looking to link to other properties and they presented their objectives. The Board agreed that minimizing tree cutting is important, submitting to the Agricultural Committee, and training for the Fire Department. The Applicants continued to describe their proposals and goals, which was discussed.

**Open to the Public:**

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

**Other Business:**

**Draft Ordinance-Automobile Service Stations in C-1 Zone**

The Board reviewed the latest draft Ordinance which was prepared by Mr. Bloch.

Mr. Smith made the motion to recommend the Ordinance to the Township Committee. Motion seconded by Ms. Costantino. Roll call vote: Drake-Yes, Smith-Yes, Costantino-Yes, Starrs-Yes, Glynn-Yes, and Taylor-Yes.

**Lighting Ordinance**

The Board briefly discussed the latest draft that was emailed out. Mr. Smith stated that

they are waiting to hear back from the Board Professionals.

**Open to the Public:**

Chairman Taylor reopened the meeting to the public.

Mr. Mathez had some questions on the presented Conceptual Solar Farm Plan, which was briefly discussed with the Board.

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

**Payment of Vouchers:**

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

**Adjournment:**

In a motion made and seconded the meeting adjourned at 8:33 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
4/21/22