

Knowlton Township Planning Board

Minutes

Tuesday, April 26, 2022

There was a regular meeting of the Knowlton Township Planning Board on Tuesday, April 26, 2022. Clayton 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, Cuntala, Starrs, Glynn, and Prosser

Absent: Smith, Bromm, Murray, Drake, and Tironi

Also Present: Gavan, Keenan, and Bloch

Approval of Minutes:

Mr. Glynn made the motion to adopt the minutes of March 22, 2022. Motion seconded by Ms. Costantino. Roll call vote: Cuntala-Abstain, Costantino-Yes, Starrs-Yes, Glynn-Yes, Prosser-Abstain, and Taylor-Yes.

New Business:

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

Lawrence Cohen, Esq. was present on behalf of the Applicant. He stated that their application this evening is a site plan to allow the Applicant to reorganize their prefabricated sheds. He noted the two reports that were received from the Board Engineer dated 2/17/22 and the Board Planner dated 3/8/22. He then reviewed whether a variance is required, outdoor storage vs. display areas.

Steven Stoltzfus was sworn in and he stated that he is the owner/manager. He stated that they purchase the sheds from Lancaster which are then normally sold locally. He stated that they do some minor work in a building on the property and the sheds are moved by a "mule". He stated that they hope to display 50 sheds. He said that a lot of sales are done online and he reviewed the parking. He stated that the hours of operation are 9-5 Monday thru Friday and 9-2 on Saturday. He stated that they have furniture and sample boards displayed indoors. No additional landscaping is contemplated and he stated that they also will construct a fence. No trees are being removed besides the pine trees.

The hearing was then opened to the public.

Patricia Mahaffey was sworn in and she questioned the number of businesses running out of the site, the U-Haul Trucks, and the "For Rent" sign in the window. Mr. Stoltzfus stated that they will forgo the U-Haul truck business and there will be no other businesses besides the sale of sheds and associated furniture.

Noreen Vokaun was sworn in and she stated that her property wraps around the subject property and there are older sheds and garbage in the rear of the property. She would like a fence installed to keep trespassers off of her property. Mr. Stoltzfus stated they will remove the older sheds.

George Gloede, P.E. was sworn in and he reviewed the distances between the subject property and Ms. Vokaun's property.

With there being no further questions, the hearing was closed to the public.

Mr. Gloede then went on to describe the proposal, stormwater qualifications of a "major development", gravel pathways, and stormwater regulations. Concerns were raised over runoff, which was addressed by the Applicants and Mr. Keenan. Mr. Bloch noted the conditions of the prior approvals, which were discussed with the Board. The Applicants stated that the sheds are temporary. Mayor Starrs stated that she feels that this business has been successful for Knowlton and she hopes that something can be worked out. The Board asked for an "average" number of sheds and sizes. Mr. Gloede then reviewed the report from the Board Engineer and the waivers. It was agreed to locate and show the existing septic on a revised plan. The Board then reviewed the parking that is required and to also show that on the plans and the location of the trees. It was agreed that the furniture display could be moved to the porch and the fencing and screening was reviewed. Mr. Cohen then addressed "display" and "outdoor storage" and he stated that if a variance is needed, he feels that they have met the burden of proof.

The hearing was then opened to the public.

Rene Mathez was sworn in and he asked how many different models there are and he questioned the difference between storage and display.

With there being no further questions, the hearing was closed to the public.

Mr. Glynn made the motion to grant the variance for outdoor storage/display. Motion seconded by Mayor Starrs. Roll call vote: Cuntala-Yes, Costantino-Yes, Starrs-Yes, Glynn-Yes, Prosser-Yes, and Taylor-Yes

The Board then discussed landscaping/screening/buffering to soften and make the site more attractive. The Board continued to discuss the possible conditions of an approval (fencing to the rear and right, evergreens on the right, decorative plantings in the front, removal of old sheds, to be shown on revised plans(dumpster area, septic information, and tree removal), chairs to be displayed on the porch, number of sheds/impervious coverage (to comply with regulations), loading in the rear, landscaping, striping of parking, along with the regular conditions of an approval.

Mayor Starrs made the motion to grant the site plan, as reviewed, discussed and agreed upon. Motion seconded by Mr. Glynn. Roll call vote: Cuntala-Yes, Costantino-Yes, Starrs-Yes, Glynn-Yes, Prosser-Yes, and Taylor-Yes

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:

Open Space and Recreation Plan

Barbara Heskins-Davis presented the hard copy power point presentation that was also distributed to the Board Members and she summarized the new Plan for the Board, as the

old Plan is outdated. She asked that the Board schedule a public hearing on the Plan so that it can become a part of the Township Master Plan. Chairman Taylor noted a correction. It was agreed to schedule a public hearing on the Plan at the Board's May meeting.

Lighting Ordinance

Deferred

Parking of Commercial Vehicles

Mr. Bloch stated that parking of Commercial Vehicles in residential areas are already not allowed. The Board also discussed parking violations, which are violations of an approved site plan.

Camping

The Board Professionals briefly reviewed the informal meeting held in regards to a camping conceptual plan.

Payment of Vouchers:

Ms. Costantino made the motion to approve the vouchers. Motion seconded by Ms. Cuntala. Roll call vote: Cuntala-Yes, Costantino-Yes, Starrs-Yes, Glynn-Yes, Prosser-Yes, and Taylor-Yes

Adjournment:

In a motion made and seconded the meeting adjourned at 9:38 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
5/18/22