

Knowlton Township Planning Board

Minutes

Tuesday, April 28, 2015

There was the regular meeting of the Knowlton Township Planning Board on Tuesday, April 28, 2015. Chairman Taylor led the Board in the flag salute. 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 Star Gazette and the Star Ledger as well as providing said schedule in the Municipal Clerk's Office.

Roll call:

Present: Taylor, Glynn, James, VanHorn, Prosser, and Smith.

Absent: Bromm, Costantino, Tironi, Murray, and Cuntala.

Also Present: Leo and Rodman

Approval of Minutes:

Mr. Glynn made the motion to adopt the minutes of February 24, 2015. Motion seconded by Mr. James. Discussion on the motion: Mr. Smith asked that the minutes reflect that he questioned the "slope analysis". Roll call vote to adopt the minutes as amended: Glynn-Yes, Smith-Yes, VanHorn-Yes, Prosser-Yes, James-Yes, and Taylor-Yes.

New Business:

#15-001 E.M. Sleeper, Block 5, Lot 29.01

Thomas Bodolsky was present on behalf of the Applicant. He displayed a copy of the submitted plans, which he went onto describe. He stated that the proposal is a conforming subdivision and they are not seeking a variance. The following was submitted and marked as an Exhibit:

A-1 Copy of the Township Ordinance 11-297.A.(3)

He reviewed the Township Ordinances and Sections 35 and 36 of the MLUL. Board Attorney Leo stated that the MLUL trumps the Township Ordinance and the Applicant has requested relief from Sections 35 and 36 of the MLUL. Board Engineer Rodman stated his concern over the unconventional subdivision.

Thomas Bodolsky and Edward Sleeper were both sworn in and Mr. Bodolsky acknowledged that his prior testimony was under oath. He then continued to review the subdivision as proposed, with the Board.

Mr. Sleeper stated that he does have a letter from the Zoning Officer, dated March 20, 2015, indicating that there is access for an ambulance. He stated that it was his understanding that there would also be a letter from the Fire Department regarding access to the lots for firefighting equipment. Board Secretary Schemm stated that she has not seen anything submitted. The Board continued to review the proposal.

Board Engineer Rodman reviewed his April 24, 2015 report, with the Applicant and the Board at great length.

Board Attorney Leo reviewed the possible conditions of an approval

The hearing was opened to the public.

Kurt Kalmbach stated his concern over the configuration.

Richard Becker also stated his concern over the configuration and emergency access.

Chairman Taylor asked if there was anyone else from the public, wishing to comment. With there being no further public comment, the hearing was closed to the public.

The Board discussed the need for review letters from Emergency Services and to making it a condition of an approval. Attorney Leo reviewed the possible conditions of an approval.

Mr. Glynn made the motion to grant the minor subdivision as well as relief from Sections 35 and 36 from the MLUL to allow for development without abutting a street, as discussed this evening. Motion seconded by Mr. VanHorn. Roll Call vote: Glynn-Yes, Smith-Yes, VanHorn-Yes, Prosser-Yes, James-Yes, and Taylor-Yes

COAH Discussion:

Chairman Taylor reviewed the status of COAH and Board Attorney Leo also reviewed the process.

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.

Payment of Vouchers:

Mr. James made the motion to approve the vouchers. Motion seconded by Mr. VanHorn. Roll call vote: Glynn-Yes, Smith-Yes, VanHorn-Yes, Prosser-Yes, James-Yes, and Taylor-Yes

Adjournment:

In a motion made and seconded the meeting adjourned.

Respectfully Submitted:

Alfia Schemm
Board Secretary