

Knowlton Township Planning Board
Minutes
Tuesday, May 25, 2021

There was a regular meeting of the Knowlton Township Planning Board on Tuesday, May 25, 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, Glynn, Taylor, Cuntala, Drake, and Smith

Absent: Bromm, Starrs, Tironi, Prosser, and Murray

Also Present: Board Attorney Gavan and Board Engineer Brownell

Approval of Minutes:

Mr. Smith made the motion to adopt the minutes of March 23, 2021. Motion seconded by Ms. Costantino. Roll call vote: Smith-Yes, Costantino-Yes, Cuntala-Yes, Glynn-Abstain, Drake-Abstain, and Taylor-Yes.

New Business:

#21-002 Belvidere NJ Congregation of Jehovah's Witnesses, Block 68, Lot 10.01

Michael Textores, was present on behalf of the Applicant. He went on to review the application for a site plan and variances. He stated that they no longer need the variances for the sign as they will utilize the existing signage. .

Mr. Brownell reviewed his May 21, 2021 report, which was discussed with the Board and the Applicant. The Board reviewed the checklists and the waivers being requested. Mr. Textores stated that they will modify the plans to include a conforming key map and properties within 200 feet. They will also include photographs. He then discussed the EIS and he stated that they can provide a memo describing the DEP permitting. The Board reviewed the waivers for Checklist F: Checklist items: #1, #2, #18, and #20 for completeness only and requiring #26. The Board then discussed the waivers for Checklist H: items: #6d and waiving for completeness only #1, #2, #6i, #7 and requiring #9.

Mr. Glynn made the motion to deem the application complete as discussed this evening. Motion seconded by Mr. Drake. Discussion on the motion: The Board reviewed the completeness items. The Board also discussed whether the application needs to go to the Board Planner. Ms. Costantino asked about the design waiver of the width of the driveway, which Mr. Textores addressed. Roll call vote: Smith-Yes, Costantino-Yes, Cuntala-Yes, Glynn-Yes, Drake-Yes, and Taylor-Yes.

Chairman Taylor made the motion to not forward the application to the Board Planner. Motion seconded by Ms. Cuntala. Roll call vote: Smith-Yes, Costantino-Yes, Cuntala-Yes, Glynn-No, Drake-Yes, and Taylor-Yes.

Board Secretary Schemm asked if the Board wanted hard copies of the application. The Board agreed that they would like hard copies if they were to meet in person.

Other:

Board Secretary Schemm notified the Board that she received an email that there may be an interested party wishing to schedule an informal review with the Board Professionals. Chairman Taylor stated that there is a provision in the Ordinance to permit that.

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:

Lighting Ordinance

Mr. Smith stated that they are still reviewing the materials and they are not ready at this time.

Ordinance #2021-06 Cannabis Ordinance

Chairman Taylor asked if the proposed ordinance is a general ordinance and if there will be a future land use ordinance component. After a brief discussion the Board had no comment on the Ordinance.

Payment of Vouchers:

Ms. Cuntala made the motion to approve the voucher. Motion seconded by Ms. Costantino. Roll call vote: Smith-Yes, Costantino-Yes, Cuntala-Yes, Glynn-No, Drake-Yes, and Taylor-Yes.

Other:

Mr. Smith noted an error in the title block of the application before the Board. He also questioned the Township Committee's position on warehouses and weight limit restrictions, which Ms. Cuntala addressed.

Adjournment:

In a motion made and seconded the meeting adjourned at 8:10 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
7/27/21