

Minutes
Knowlton Township Zoning Board of Adjustment
Tuesday, December 7, 2021

There was the regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, December 7, 2021, at 7:35 p.m., via Zoom. Vice Chairman Melillo led the Board in the pledge of allegiance. Board Secretary Alfia Schemm announced that adequate notice of the meeting has been provided in accordance with the “Open Public Meetings Act” by publishing notice of all meetings in the Official Newspapers as well as providing said schedule in the Municipal Clerk’s Office.

Roll call: Present: Melillo, Werner, Lund, DeVincenzi, Walsh, and O'Neill
Absent: Tillman and Peck
Also Present: Board Attorney Thomas and Board Engineer Keenan.

Approval of Minutes:

The October 5, 2021 minutes were distributed prior to the meeting. Ms. O'Neill clarified that the notices, regarding the contaminated water, were located in the men's restroom.

Mr. Werner made the motion to approve the minutes, as amended this evening. Motion seconded by Ms. O'Neill. Voice vote: O'Neill-yes, Werner-yes, Melillo-yes, Walsh-abstain, DeVincenzi-yes, and Lund-yes.

Old Business:

#ZB21-001 AT Truck Stop Inc, Block 55, Lot 16

Mr. Thomas stated that the Board received a request to have this matter carried to the Board's next meeting and he announced that this matter is being carried to the Board's January 4, 2022 meeting, without the need for further notice.

New Business:

#ZB21-003 John Minton, Block 48, Lot 13

John Caleca, Esq, Joseph Vuich P.E., and John Minton were present on behalf of the application. Mr. Keenan reviewed his December 1, 2021 report, which was discussed with the Applicants and the Board. The following were discussed: septic and well locations, colored photographs, presence of offsite wetlands and definition of possible wetlands, traffic impacts, slopes 15-25%, parking impacts, seating capacity, loading/unloading, waste disposal area, pavilion and visual rendering/floor plan of the proposal, and lighting plan. Mr. Keenan also noted the waivers that he takes no exception to and the technical review. He also addressed the EIS component and if there are wetland/environmental/noise/impervious coverage impacts. Mr. Vuich stated that they can address wetlands mapping and provide testimony on any impacts in a project summary. Ms. O'Neill asked if the Board could receive a landscaping plan and she also questioned any outdoor cooking and stockpile of dirt.

Ms. O'Neill made the motion to deem the application incomplete as outlined in Mr. Keenan's December 1, 2021 report and as discussed this evening. Motion seconded by Mr. Werner. Roll call vote: O'Neill-yes, Werner-yes, Melillo-yes, Walsh-yes, DeVincenzi-yes, and Lund-yes.

Mr. Thomas suggested that the Engineers get together to discuss what needs to be addressed.

Other Business:

Zoning Officer Memo

Defer to next month when Mr. Snyder may be present.

Public Officials Liability Policy

Mr. Thomas briefly commented on the distributed policy, which was discussed with the Board.

Completeness

Ms. O'Neill complimented Mr. Keenan's completeness report and the Board discussed the completeness procedure.

Open to the Public:

The meeting was opened to the public for non-agenda items. With there being no public comment, the meeting was closed to the public.

Approval of Vouchers:

Dr. Melillo made the motion to approve the vouchers . Motion seconded by Ms. Lund. Roll call vote: O'Neill-yes, Werner-yes, Melillo-yes, Walsh-yes, DeVincenzi-yes, and Lund-yes

Adjournment:

In a motion made and seconded the meeting was adjourned at 8:23 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
12/30/21