

**Minutes**  
**Knowlton Township Zoning Board of Adjustment**  
**Tuesday, March 1, 2022**

There was a regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, March 1, 2022, held via Zoom. Chairman Tillman led the Board in the pledge of allegiance and he 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:** Tillman, Walsh, Lund, DeVincenzi, Werner, O’Neill, and Mezzanotte  
**Absent:** Peck  
**Also Present:** Board Attorney Thomas, Board Planner Bloch, Board Engineer Keenan, and Zoning Officer Snyder

**Approval of Minutes:**

The February 1, 2022 minutes were distributed prior to the meeting. Mr. Werner made the motion to approve the minutes. Motion seconded by Mr. Walsh. Roll call vote: O’Neill-yes, Werner-yes, Walsh-yes, Lund-yes, Mezzanotte-yes, DeVincenzi-muted/not connected, and Tillman-yes.

**Memorializing Resolution:**

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

Mr. Walsh made the motion to approve the Resolution. Motion seconded by Ms. Lund. Roll call vote: O’Neill-yes, Werner-yes, Walsh-yes, Lund-yes, Mezzanotte-yes, DeVincenzi-muted/not connected, and Tillman-yes

Ms. Schemm was able to get Ms. DeVincenzi connected.

**Old Business:**

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

Lawrence Cohen, Esq. was present and he reviewed where the Board left off at the January meeting and the experts that he has for this evening.

Michael William Betts was sworn in and he presented his qualifications. He stated that they did work for the Applicant (removal/disposal of tanks and piping and testing of the soil). The following were submitted and marked as Exhibits:

A-14 UST Closure Report, Betts Report, dated August 2021

A-15 RAO (upon receipt)

Mr. Betts went on to describe the process and DEP reporting.

The hearing was opened to the public. With there being no public comment, the hearing was closed to the public.

Jasvinder Arjani was present and he acknowledged that the was still under oath. The following were displayed and marked as Exhibits:

A-16 Minor-Site Plan-Reimaging, dated 2-11-22

A-17 Overlay Exhibit, dated 2-11-22, EX. 1.0

Mr. Arjani described the improvements made to the site, since the site was purchased in 2019 ( rebuild the fueling stations, reface the canopy and installed signage, rebuilt the

convenience store, refinished the exterior, installed new pavement, seal coated and restriped the rest, installation of concrete blocks at the base of the berm, relocated the trash enclosure, installed area lights and air and vacuum, cut in the berm to access the rear property, removed multiple storage sheds and installed one storage shed). He went on to describe the Exhibits at great length (1997 plan to the current conditions). The following were submitted and marked as Exhibits:

A-18 Plan dated 1997

A-19 Overlay over the 2005 Plan, EX 2.0

Mr. Arjani continued to describe the Exhibits and he agreed to send copies of the Exhibits for distribution to the Board, along with the 2005 Plan without the overlay. Mr. Arjani went on to address the proposed propane tanks/trash, signage, vacuum/air, access to the residential property, slope stabilization, and landscaping. Mr. Keenan also provided his comments. The Board then went on to discuss the lighting and the present and proposed Light Intensity Plans were discussed at great length. The Applicant agreed to the maximum 15 foot candle canopy standard. Mr. Arjani then addressed the building signage (roof and wall signage) and the Applicant agreed to remove the illuminated "Open" signs in the kiosk and store. The Applicants and the Board continued to discuss the existing and proposed signage at great length. Chairman Tillman noted that he did miss a few minutes of tonight's hearing. Ms. Mezzanotte questioned the pedestrian access to the propane tanks and the parking.

The Board took a brief at 9:55 p.m. The meeting resumed the meeting at 10:03 p.m. with all Board Members present.

The Applicants stated that they are going to review the sign situation and they will submit something if they are proposing anything different. The Board continued to question the Applicants on the integrity of the berm and the impact of the pass through. The Board continued to question the parking and indoor and outdoor seating, pedestrian access to the propane tanks, truck parking, and the gaps/removal of lower vegetation and the lack of lower landscaping. Mr. Arjani presented several aerial photographs and photographs of the site that shows the landscaping. Mr. Cohen stated that they are proposing additional landscaping and there was a removal of dead limbs, etc... Ms. O'Neill stated her concern over the approved 10 hour parking and the lack/removal of the buffer to shield the village area from noise and lighting.

The hearing was then opened to the public.

Hal Bromm asked if Mr. Arjani is aware of the violations that were issued for the cutting of trees. He also questioned the testimony in regards to the propane tanks and the hot line number that was a condition of a the prior approval. Mr. Arjani stated that the new signs have the state hot line number. Mr. Bromm questioned the expansion and Mr. Cohen stated that they are requesting an expansion. Mr. Bromm questioned the concrete blocks and Mr. Arjani stated that they are requesting to keep the concrete blocks. Mr. Cohen stated that the blocks provide stabilization and demarcation of the parking lot. Mr. Bromm questioned the additional lighting proposed and he stated his concern over the pole lighting, the signage, and the soil removal. The Applicants addressed the safety lighting and the soil removal. Mr. Bromm asked if his submitted photographs were shared. Mr. Thomas stated that the photographs will need to be presented at the appropriate time as they are not yet part of the record. Mr. Bromm questioned when a

non-conforming use becomes abandoned, which was addressed by Mr. Thomas.

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

Chairman Tillman announced that tonight's hearing should be closed and carried to the Board's next meeting. Mr. Cohen asked if the Board Professionals can provide their questions ahead of time so that they can be prepared. Mr. Thomas suggested that it might be helpful if all of the Professionals get together/reach out to try and iron out some of the outstanding issues. It was announced that the hearing is carried to April 5th, without further public notice. Mr. Arjani stated that he is not available for the April 5th meeting.

**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.

**Other Business:**

**Zoning Officer Memo**

Deferred until next month.

**Annual Report for 2021**

Mr. Thomas outlined the 2021 Annual Report. Ms. O'Neill made the motion to adopt the Report. Motion seconded by Ms. Lund. Roll call vote: O'Neill-yes, Werner-yes, Walsh-yes, Lund-yes, Mezzanotte-abstain, DeVincenzi-yes, and Tillman-yes

**Approval of Vouchers:**

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

**Adjournment:**

In a motion made and seconded the meeting was adjourned at 10:47 p.m.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
5/31/22