

Minutes
Knowlton Township Zoning Board of Adjustment
Tuesday, March 7, 2017

There was the regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, March 7, 2017. Chairman Tillman 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 regularly scheduled meetings in the Official Newspapers as well as providing said schedule in the Municipal Clerk's Office.

Swearing in of New/Reappointed Members:

Attorney Thomas administered the oath of office to Ms. McGuinness and Mr. Wunschuh.

Roll call: Present: Peck, Tillman, Suggs, McGuinness, Trongone, Wunschuh, Schad, and Melillo.
Absent: DeVincenzi
Also Present: Board Attorney Thomas and Board Engineer Rodman.

Approval of Minutes:

The February 7, 2017 minutes were distributed prior to the meeting. Ms. Schad made the motion to adopt the minutes. Motion seconded by Dr. Melillo. Roll call vote: Peck-yes, Schad-yes, Suggs-abstain, Melillo-yes, McGuinness-abstain, Trongone-abstain, Wunschuh-abstain, and Tillman-yes.

New Business:

#ZB17-001 Brook Hollow LLC, Block 10, Lot 6

Richard Keiling Esq., was present on behalf of the Applicant. Also present Robert Berry, who was sworn in and provided his qualifications as a Surveyor and Planner. Attorney Keiling went on to address the project for two buildings and a gazebo. He stated that grapes will be grown at the site; however, the wine will be produced across the street. He stated that the one building will be used for events and there will be a covered breezeway that connects to the other building, which will have a preparation room, bathrooms, and an office. It will also be used for storage. The following was submitted and marked as an Exhibit:

A-1 Colored Rendering of the Proposed Buildings

Attorney Keiling stated that there will be no food preparation done on site and they will require a use variance and bulk variances.

Robert Berry went on to describe the proposal and the permitted uses in the Zone. He then addressed Agri-Tourism. He stated that the proposal will not cause damage to the character of the neighborhood and will not constitute a substantial detriment to the public good. He stated that the proposal also promotes Agri-Toursim.

Alfred Handy was sworn in and he provided his qualifications as an Engineer. He then went on to review Board Engineer Rodman's report of March 3, 2017. The following was submitted and marked as an Exhibit:

A-2 Sheet 4, dated 12-13-16

Mr. Handy continued to review Board Engineer Rodman's report, which was discussed with the Board and the Applicant.

The hearing was then opened to the public for questions of Mr. Handy. With there being no public questions, the hearing was closed to the public.

Paul Ritter was then sworn in and he reviewed the proposed floor layout and he described the use of the proposed space. He reviewed the exterior and interior finishes that are being proposed. He stated that there is no heat proposed and air conditioning will be brought in. He also described the proposed gazebo. He went on to address the disposal of the refuse. He stated that they will be in operation 7 days a week. He stated that the weddings normally end by 11 p.m. and their parking lights will be off by midnight. None of their winery retail will take place at the proposed location.

The hearing was then opened to the public, for questions of Mr. Ritter. With there being no public comments, the hearing was then closed to the public.

The Board discussed the traffic circulation on both sites, with the Applicant. The waivers and variances were reviewed along with the possible conditions of an approval.

Ms. Peck made the motion to grant the use variance, as reviewed and discussed this evening. Motion seconded by Mr. Suggs. Roll call vote: Peck-yes, Schad-yes, Suggs-yes, Melillo-yes, McGuinness-yes, Wunschuh-yes, and Tillman-yes. Not eligible: Alternate #2-Trongone.

Ms. Schad made the motion to grant the two bulk variances, the design waivers, and Preliminary and Final Major Site Plan, as reviewed and discussed this evening. Motion seconded by Ms. McGuinness. Roll call vote: Peck-yes, Schad-yes, Suggs-yes, McGuinness-yes, Melillo-yes, Wunschuh-yes, and Tillman-yes. Not eligible: Alternate #2-Trongone.

Other:

Annual Report:

Board Attorney Thomas stated that he will have to prepare the report for 2016.

Approval of Vouchers:

Mr. Suggs made the motion to approve the vouchers. Motion seconded by Dr. Melillo. Roll call vote: Peck-yes, Schad-yes, Suggs-yes, McGuinness-yes, Wunschuh-yes, Melillo-yes, and Tillman-yes. Not eligible: Alternate #2-Trongone.

Open to the Public:

No public

Adjournment:

In a motion made and seconded the meeting adjourned.

Respectfully Submitted:

Alfia Schemm
Board Secretary
3/31/17