

Minutes
Knowlton Township Zoning Board of Adjustment
Tuesday, June 1, 2021

There was the regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, June 1, 2021, held via Zoom. 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 meetings in the Official Newspapers as well as providing said schedule in the Municipal Clerk's Office.

Roll call: Present: Tillman, Melillo, Walsh, Werner, Peck (arriving at 7:42 p.m.), Lund (arriving at 8:24 p.m.) and O'Neill
Absent: DeVincenzi
Also Present: Board Attorney Thomas and Board Engineer Brownell

Approval of Minutes:

The February 2, 2021 minutes were distributed prior to the meeting with modifications from the Board Secretary.

Ms. O'Neill made the motion to approve the minutes. Motion seconded by Mr. Werner. Roll call vote: O'Neill-yes, Melillo-abstain, Werner-yes, Walsh-yes, and Tillman-yes

Completeness:

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

William Pandos, Esq, was present on behalf of the Applicant. Mr. Thomas commented on Mr. Brownell's May 28, 2021 report. Ms. O'Neill stated her objection to the waiver of the EIS. The Board reviewed the need for an EIS and whether the application should be deemed incomplete. Ms. O'Neill also asked if the landscaping can be shown on the plans and she questioned the pre-existing non-conforming items. The Board discussed any prior approvals that may have been granted in the past and if they need to be compared to this submission. Board Secretary Schemm stated that she can provide the prior Resolutions. Mr. Pandos stated that he has heard the Board's discussion and they will act accordingly.

Ms. O'Neill made the motion to deem the application incomplete for checklist item #26 and to grant the waivers. Motion seconded by Mr. Werner. Roll call vote: O'Neill-yes, Melillo-yes, Peck-yes, Werner-yes, Walsh-yes, and Tillman-yes

Other Business:

Zoning Officer Memo

The Board noted the memo and the inconsistencies in the Ordinance and they discussed the procedure to address the issue. Mr. Thomas stated that he will speak with the Zoning Officer to review the matter and discuss recommended language and bulk standards.

Meetings

Chairman Tillman discussed whether the Board can hold a hybrid meeting that will not only focus on the Board, but also a potential applicant presenting an application.

The meeting got disconnected at 8:00 p.m. and resumed at 8:24 p.m. with the following Board Members present: Tillman, O'Neill, Walsh, Werner, and Lund

The Board discussed the procedure/policy for in person meetings and the noticing provisions. The Board agreed to wait to see what happens in the next few weeks.

Approval of Vouchers:

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

Adjournment:

In a motion made and seconded the meeting was adjourned at 8:38 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
8/3/21