

Minutes
Knowlton Township Zoning Board of Adjustment
Tuesday, June 2, 2020

There was the regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, June 2, 2020, being held via Zoom Virtual Meeting Service. Chairman Richard 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 and Zoom meetings in the Official Newspapers as well as providing said schedule in the Municipal Clerk's Office.

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

Other:

Designation of the Official Newspapers

The Star Gazette is no longer being published and the Township has designated the Express Times-NJ Zone Edition as the replacement paper.

Mr. Suggs made the motion to designate the Express Times-NJ Zone Edition to replace the Star Gazette. Motion seconded by Ms. O'Neill. Roll call vote: Suggs-yes, O'Neill-yes, Peck-yes, Melillo-yes, Werner-yes, DeVincenzi-yes, Lund-yes, and Tillman-yes

Approval of Minutes:

The February 4, 2020 minutes were distributed prior to the meeting.

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

Completeness:

#20-001 Michele Torzilli, Block 39 Lot 4.16

Robert Greenbaum, Esq. was present on behalf of the Applicant and he stated that his client wishes to construct an in-law suite onto an existing home. He stated that they are willing to deed restrict the in-law suite and that an accessory apartment is a conditional use in the zone; however, they do not meet the conditions of the conditional use and they will be requesting a D-3 use variance. Board Engineer Rodman recommended that the application be deemed complete.

Mr. Suggs made the motion to deem the application complete. Motion seconded by Ms. O'Neill. Roll call vote: Suggs-yes, O'Neill-yes, Werner-yes, DeVincenzi-yes, Melillo-yes, Lund-yes, and Tillman-yes

Annual Report

Board Attorney Thomas reviewed the Annual Report that was prepared. The Board discussed the concerns that were raised in regards to residential lighting. The issue of truck parking was also discussed.

Mr. Suggs made the motion to amend the Annual Report to address residential lighting and truck parking. Motion seconded by Ms. Lund. Roll call vote: Suggs-yes, O'Neill-yes, Werner-yes, DeVincenzi-yes, Melillo-yes, Lund-yes, and Tillman-yes

Ordinance Review

Board Attorney Thomas reviewed the Ordinance that was recently adopted by the Township in regards to requiring generators at service stations. The Board reviewed and discussed the language in the Ordinance and the current definitions.

Mr. Werner made the motion to have the Board Professionals review the Ordinance for definition consistency review. Motion seconded by Mr. Suggs. Roll call vote: Suggs-yes, O'Neill-yes, Werner-yes, DeVincenzi-yes, Melillo-yes, Lund-yes, and Tillman-yes

Approval of Vouchers:

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

Other Business:

Board Engineer Rodman stated that there will be an electric charging station installed at the T/A

Open to the Public:

No public present.

Adjournment:

In a motion made and seconded the meeting was adjourned at 8:16 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
7/7/20