

Knowlton Township Planning Board
Minutes
Tuesday, November 22, 2016

There was the regular meeting of the Knowlton Township Planning Board on Tuesday, November 22, 2016 at 7:35 p.m. Chairman Taylor 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 Star Gazette and the Star Ledger as well as providing said schedule in the Municipal Clerk's Office.

Roll call: Glynn, VanHorn, Costantino, Starrs, and Taylor
Absent: Bromm, Tironi, Murray, Prosser, Cuntala, and Smith
Also Present: Leo, Thayer, and Rodman

Approval of Minutes:

Ms. Costantino made the motion to adopt the minutes of October 25, 2016. Motion seconded by Mayor Starrs. Roll call vote: Glynn-Yes, VanHorn-Yes, Costantino-Yes, and Starrs-Yes. Not eligible to vote on the minutes as he was not present at the October meeting: Taylor-Abstain

New Business:

#16-001 James and Jennifer Bowman, Block 34, Lots 18, 18.01 and 18.04

Richard Keiling, Esq. was present on behalf of the Applicant. Mr. Glynn recused himself and sat in the audience. Attorney Keiling stated that they have received Board Engineer Rodman's report of November 18, 2016 and he reviewed that they researched the deeds and could not find a filed property driveway maintenance agreement. He stated that they are proposing to create a new property driveway maintenance agreement, with this minor subdivision. He reviewed the proposed lot line adjustment and the use of the existing Barns. He requested that the Board grant the variance relief as requested.

James Bowman was sworn in and he reviewed the proposal. The Board discussed a turnout, widening the driveway, the surface material, and bonding. They then discussed the use of the Barns and the variance that would be needed for the farm animals/livestock. Board Engineer Rodman submitted several photos which were marked as an Exhibit:

T1- Six Photographs

Board Engineer Rodman reviewed his report of November 18, 2016, which was discussed with the Board.

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

Board Attorney Leo reviewed the possible conditions of an approval, which was reviewed with the Board and the Applicant.

Mr. Van Horn made the motion to approve the application as discussed this evening. Motion seconded by Ms. Costantino. Roll call vote: VanHorn-Yes, Costantino-Yes, Taylor-Yes, and Starrs-Yes.

Mr. Glynn resumed his position on the Board.

Open to the Public:

Chairman Taylor opened the meeting to the public. With there being no public , the meeting was closed to the public.

Other:

The Board reviewed the letter received by Board Attorney Leo and her conflict with the meeting night. The Board Members stated that they are pleased with the firm and Board Attorney Leo stated that Attorney Thayer is available to represent the Board in 2017.

Payment of the Bills:

Mr. Van Horn made the motion to pay the bills. Motion seconded by Ms. Costantino. Roll call vote: VanHorn-Yes, Costantino-Yes, Taylor-Yes, Glynn-Yes and Starrs-Yes.

Adjournment:

In a motion made and seconded the meeting adjourned.

Respectfully Submitted:

Alfia Schemm
Board Secretary
12/20/16