

**Knowlton Township Planning Board**  
**Minutes**  
**Tuesday, November 25, 2014**

There was the regular meeting of the Knowlton Township Planning Board on Tuesday, November 25, 2014. Chairman Clayton Taylor led the Board in the flag salute. He 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:**

**Present:** Taylor, Glynn, James, Costantino, and Clifford.

**Absent:** Cuntala, Tironi, Bromm, Smith, and Van Horn.

**Also Present:** Rodman and Leo

**Approval of Minutes:**

Mr. Glynn made the motion to adopt the Regular Minutes of September 24, 2014. Motion seconded by Mr. Clifford. Roll call vote in favor: James-Yes, Costantino-Yes, Clifford-Yes, Glynn-Yes, and Taylor-Yes.

**Memorializing Resolution:**

**#14-001 Gary Osmun, Block 68, Lots 27.01 & 27.02-Lot Line Adjustment**

Board Attorney Leo noted a minor correction in the application number on the Resolution.

Mr. Glynn made the motion to adopt the Resolution as corrected. Motion seconded by Ms. Costantino. Roll call vote in favor: James-Yes, Costantino-Yes, Clifford-Yes, Glynn-Yes, and Taylor-Yes.

**New Business:**

**#14-002 John Mazzilli, Block 61, Lot 18-Minor Subdivision**

Mr. Clifford recused himself as he is an adjacent property owner. John Mazzilli and George Gloede were sworn in. Board Engineer Rodman reviewed his report of November 18, 2014, which was discussed with the Applicant and the Board. The following was submitted:

B-1 15 Photographs taken by Board Engineer Rodman

The Board continued to review the proposal and the County's comments. Board Attorney Leo stated that the County was not noticed as they are not on the 200 foot list and the Applicant is allowed to rely on the Certified List prepared by the Township. However, she stated that the County is aware of the proposal, based on the October 28th letter from the Warren County Planning Board, providing Conditional Approval.

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

Chairman Taylor reviewed the possible conditions of an approval with the Applicant. Board Attorney Leo asked if the Board wishes to consider allowing the Applicant to proceed at his own risk, prior to the Resolution being adopted, as the Board may not meet in December. The Board discussed what work can be done, prior to the issuance of a Building permit.

Mr. Glynn made the motion to approve the Application as requested and as discussed this evening. Motion seconded by Ms. Costantino. Roll call vote in favor: James-Yes, Costantino-Yes, Glynn-Yes, and Taylor-Yes.

Mr. Clifford resumed his position on the Board.

**Open to the Public:**

Chairman Taylor opened the meeting to the public.

John Anderson was present and he stated he would like to abandon an easement, which he had requested, as part of a minor subdivision that was granted by the Board. The Board briefly discussed the possible options that might be available to him.

With there being no other public comment, the meeting was closed to the public.

**Payment of Vouchers:**

Mr. James made the motion to approve the vouchers. Motion seconded by Ms. Costantino. Roll call vote: James-Yes, Costantino-Yes, Glynn-Yes, Clifford-Yes, and Taylor-Yes.

**Adjournment:**

In a motion made and seconded the meeting adjourned at 8:30 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary