

Knowlton Township Planning Board

Minutes

Tuesday, February 22, 2022

There was a regular meeting of the Knowlton Township Planning Board on Tuesday, February 22, 2022. Clayton Taylor led the Board in the flag salute at 7:32 p.m. 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 NJ Herald and Express Times-NJ Zone Edition, as well as providing said schedule in the Municipal Clerk's Office and the Township Website. A moment of silence was held for our Military Personnel serving in harm's way.

Swearing in of New/Reappointed Members

The oaths of office was administered to Mr. Drake.

Roll call:

Present: Costantino, Taylor, Drake, Bromm (arriving at 7:36 p.m.), Cuntala, Starrs, Prosser, and Smith

Absent: Glynn, Murray, and Tironi

Also Present: Gavan, Keenan, and Bloch. Also Zoning Officer Snyder

Approval of Minutes:

Ms. Costantino made the motion to adopt the minutes of January 25, 2022. Motion seconded by Mr. Smith. Mr. Bromm arrived. Roll call vote: Drake-Abstain, Smith-Yes, Bromm-Yes, Costantino-Yes, Cuntala-Yes, Starrs-Yes, Prosser-Yes, and Taylor-Yes.

Completeness:

#22-001 Stoltzfus Structure & Furniture, Block 6, Lot 1.01

Mr. Keenan reviewed his completeness report of 2-17-22. The Board discussed whether there was a need for an EIS and the Board briefly discussed the proposal.

Mr. Smith made the motion to waive the EIS for completeness only. Motion seconded by Mayor Starrs. In a voice vote: Drake-Yes, Smith-Yes, Bromm-Yes, Costantino-Yes, Cuntala-Yes, Starrs-Yes, Prosser-Yes, and Taylor-Yes.

Mr. Smith made the motion to deem the application complete, with the waiver of the EIS for completeness only. Motion seconded by Ms. Costantino. Roll call vote: Roll call vote: Drake-Yes, Smith-Yes, Bromm-Yes, Costantino-Yes, Cuntala-Yes, Starrs-Yes, Prosser-Yes, and Taylor-Yes.

Mr. Smith made the motion to have the Board Planner review the application. Motion seconded by Ms. Prosser. Roll call vote: Drake-Yes, Smith-Yes, Bromm-Yes, Costantino-Yes, Cuntala-Yes, Starrs-Yes, Prosser-Yes, and Taylor-Yes.

Open to the Public:

Chairman Taylor opened the meeting to the public.

Ms. O'Neill was present and she stated that she would like to comment after the "Other Business" discussion. Chairman Taylor stated that he will reopen the meeting to the public again later on in the meeting.

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

Other Business:

Draft Ordinance-Prohibition of Automobile Service Stations in C-1 Zone & Parking of Commercial Vehicles

The Board discussed the email sent from Board Planner Bloch and the possible effect of weight limits on residents of the Township. It was agreed that Board Planner Bloch should be present to discuss possible alternatives/options and whether the Board should be targeting problem areas as the problem does not appear to be wide spread throughout the Township. Mr. Snyder suggested that the Township target what is objectable.

Mr. Drake made the motion to carry this discussion until the Board Planner is available. Motion seconded by Ms. Costantino. Roll call vote: Drake-Yes, Smith-Yes, Bromm-Yes, Costantino-Yes, Cuntala-Yes, Starrs-Yes, Prosser-Yes, and Taylor-Yes.

Lighting Ordinance

Mr. Smith reviewed where the subcommittee left off on the Lighting Ordinance and he stated that he will be emailing a current work copy shortly.

Draft Ordinance-Prohibition of Automobile Service Stations in C-1 Zone & Parking of Commercial Vehicles

Mayor Starrs asked to continue this discussion and she addressed the current township ordinance and the proposed ordinance. The Board discussed the weight limit and parking of Dump Trucks/School Buses/Commercial Vehicles/Tractor Trailers. Mr. Bromm also addressed the service station zoning issue.

Open to the Public:

Chairman Taylor opened the meeting to the public.

Nancy O'Neill stated her concerns/nuisance with truck parking in residential areas. Mr. Snyder stated his concern with a "one size fit all" ordinance. Ms. O'Neill also commented on service stations in the C-2 zone, canopy lighting, and height of pole lights.

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

Payment of Vouchers:

Ms. Costantino made the motion to approve the voucher. Motion seconded by Mr. Bromm. Roll call vote: Drake-Yes, Smith-Yes, Bromm-Yes, Costantino-Yes, Cuntala-Yes, Starrs-Yes, Prosser-Yes, and Taylor-Yes.

Other:

Meetings

The Board discussed meeting back in person. Mayor Starrs stated that the Township Committee will be discussing this matter at their next meeting.

Adjournment:

In a motion made and seconded the meeting adjourned at 8:26 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
3/15/22