

**Minutes**  
**Knowlton Township Zoning Board of Adjustment**  
**Tuesday, November 1, 2022**

There was a regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, November 1, 2022 at 7:30 p.m. Chairman Tillman led the Board in the pledge of allegiance and he 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. The oath of office was given to Mr. Baley.

**Roll call: Present:** Tillman, Walsh, Lund, Baley, O'Neill, and Mezzanotte  
**Absent:** DeVincenzi and Werner  
**Also Present:** Board Attorney Thomas and Board Engineer Keenan

**Approval of Minutes:**

The October 4, 2022 minutes were distributed prior to the meeting. Ms. O'Neill questioned several of the votes taken at the October meeting, which were reviewed by the Board and the Board Secretary.

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

**Memorializing Resolution:**

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

Mr. Thomas stated that the Board may be going into executive session this evening to discuss potential litigation and he went on to discuss a possible reconsideration, alternative, compromise pertaining to the sign issue. He stated that Mr. Cohen is present this evening and he has requested to informally discuss the sign issue with the Board. He stated that any future formal application/presentation would need to be heard with notice being provided.

Lawrence Cohen, Esq. was present and he stated that he would like to speak with the Board prior to the executive session. The Board did not agree and wished to go into executive session first.

**Executive Session:**

Ms. O'Neill made the motion to go into executive session at 7:42 p.m. Motion seconded by Mr. Walsh. Roll call vote: O'Neill-yes, Walsh-yes, Lund-yes, Mezzanotte-yes, Baley-yes, and Tillman-yes.

**WHEREAS**, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist;

**NOW, THEREFORE, BE IT RESOLVED** by the Zoning Board of Adjustment, the Township of Knowlton, Warren County, State of New Jersey, as follows:

1. The public shall be excluded from discussion of and action upon the hereinafter-specified subject matter.
2. The general nature of the subject matter to be discussed is as follows: Potential Litigation
3. It is anticipated at this time that the above stated subject matter will be made public at the conclusion of each individual specified subject matter.
4. This Resolution shall take effect immediately.

Date adopted: November 1, 2022

Ms. O'Neill made the motion to come out of executive session at 8:16 p.m. Motion seconded by Ms. Lund. Voice vote: O'Neill-yes, Walsh-yes, Lund-yes, Mezzanotte-yes, Baley-yes, and Tillman-yes. Mr. Thomas announced that the Board took no action in the executive session.

Mr. Cohen reviewed the existing road frontage and other existing gas station signs. He reviewed the vote that was taken at the October meeting and he stated that he would like the Board to reconsider an alternative modern smaller/reduced free standing sign (70 square foot at 24.5 feet high) with the two roof signs removed. The Board continued to review what was originally proposed and what is now being proposed. Mr. Cohen reviewed the approval previously granted and Mr. Thomas reviewed the Board Planner's report and it an approval granted in 1985 was referenced. The Board discussed the process and what the compromise might be. There continued to be a concern over the location of the proposed sign. Mr. Cohen stated that they could make an application for an amended site plan pertaining to the sign. Mr. Thomas stated that it would be heard only with proper notice being provided. The Board discussed whether there is existing escrow available and Mr. Cohen thanked the Board.

**#ZB21-003 John Minton, Block 48, Lot 13**

The Board reviewed the draft resolution and Mr. Finelli had a suggested change to condition #3 (if deemed necessary), which the Board did not agree to. The Board continued to discuss the resolution, the number of special events, and outside agency approvals.

Ms. O'Neill made the motion to adopt the Resolution as discussed and modified this evening. Motion seconded by Ms. Mezzanotte. Roll call vote: O'Neill-yes, Walsh-yes, Lund-yes, Mezzanotte-yes, Baley-abstain and Tillman-yes.

**Completeness:**

**#ZB22-001 Daniel Deroche/Deroche Truck Covers & Tarps Inc, Block 12, Lots 7, 8, & 9**

Mr. Keenan reviewed his review of the application, his report of October 31, 2022 report, and the incompleteness items.

Mr. Walsh made the motion to deem the application incomplete as per Board Engineer Keenan's report of October 31st. Motion seconded by Ms. Mezzanotte. Roll call vote: O'Neill-yes, Walsh-yes, Lund-yes, Mezzanotte-yes, Baley-yes, and Tillman-yes.

**Other:**

**Zoning Officer Memo**

The Board agreed to defer the discussion on the memo. It was noted that both Mr. Thomas and Chairman Tillman will not be present at the December meeting.

**Approval of Vouchers:**

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

**Adjournment:**

In a motion made and seconded the meeting was adjourned at 9:16 p.m.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
11/30/22