

Minutes
Knowlton Township Zoning Board of Adjustment
Tuesday, December 1, 2020

There was a regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, December 1, 2020 held via Zoom Virtual Meeting Service. Chairman Richard Tillman led the Board in the pledge of allegiance and called the meeting to order at 7:30 p.m. 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, Planner Snyder, and Board Engineer Rodman.

Approval of Minutes:

The November 3, 2020 regular meeting minutes were distributed prior to the meeting. Ms. O'Neil made the motion to approve the minutes. Motion seconded by Ms. DeVincenzi. Roll call vote: Suggs-yes, O'Neill-yes, Werner-yes, DeVincenzi-yes, Melillo-yes, Walsh-yes, Lund-yes, and Tillman-yes

Memorializing Resolution:

**#ZB17-006 PMG NJ II LLC, Block 28, Lots 7, 8, 9 & 10-Whispering Woods
Hearing**

Jason Tuvel, Esq. was present on behalf of the Applicant. Board Attorney Thomas stated that the final draft of the Resolution was distributed. Chairman Tillman noted a minor date correction. Board Attorney Thomas went on to review the modifications suggested by Attorney Tuvel, which are now incorporated in the final distributed draft. Ms. O'Neill questioned the fact findings vs. conditions, which were discussed and reviewed (maintenance manuals, compliance with both Board Engineer Rodman and Planner Snyder's reports, no banners/flag signs or window signs, and no truck/tractor trailer parking) with the Board and Mr. Tuvel. Mr. Tuvel agreed to those modifications.

Ms. O'Neill made the motion to approve the Resolution as amended and discussed this evening. Motion seconded by Mr. Suggs. Roll call vote: Suggs-yes, O'Neill-yes, Werner-yes, DeVincenzi-yes, Melillo-yes, Lund-yes, and Tillman-yes

Attorney Tuvel thanked the Board for their time.

Other:

Mr. Snyder stated that he has been in touch with the Mobile Station and they should be before the Board shortly.

Chairman Tillman announced that tonight is Mr. Sugg's last meeting. He thanked Mr. Suggs for his contribution over the last two decades and he stated that he will be sorely missed.

Approval of Vouchers:

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

Open to the Public

No public

Adjournment:

In a motion made by Mr. Suggs and seconded by Ms. Lund, the meeting was adjourned at 7:50 p.m. Voice vote: Suggs-yes, O'Neill-yes, Werner-yes, DeVincenzi-yes, Melillo-yes, Lund-yes, and Tillman-yes

Respectfully Submitted:

Alfia Schemm
Board Secretary
2/2/21