

Minutes
Knowlton Township Zoning Board of Adjustment
Tuesday, February 1, 2022

There was a regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, February 1, 2022, held via Zoom. 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.

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

Approval of Minutes:

The January 4, 2022 minutes were distributed prior to the meeting. Mr. Walsh made the motion to approve the minutes. Motion seconded by Mr. Werner. Roll call vote: O'Neill-yes, Peck-abstain, Werner-yes, Walsh-yes, Lund-yes, Mezzanotte-yes, and Tillman-yes.

Old Business:

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

Mr. Thomas stated that the Board received a request from the Applicant's Attorney to have this matter carried to the next Board meeting. It was announced that this matter is being carried to March 1, 2022.

Completeness:

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

Joseph Caleca Esq., Joseph Vuich P.E., and John Minton were present. Mr. Keenan gave a brief overview of his report of January 31, 2022. Mr. Minton addressed the capacity of the site and parking and their desire to provide their customers with options (indoor or outdoor seating). He stated that the pandemic has changed the restaurant business forever and they will need the outdoor seating to survive. He stated his concern over the cost of getting the application before the Board. He stated that his parking lot is limited and is self regulating, which then controls the seating capacity. Mr. Keenan stated that he does not understand the capacity of the existing facility, the capacity of the proposed facility, and the capacity of the existing parking lot. The Board discussed, with the Applicant, what information will be needed to evaluate and make a decision on the project. Mr. Minton stated his frustration on the process and the cost to prepare additional documentation. He asked if he could provide a hand sketch. Ms. O'Neill asked if the Board will ever get a plan that shows what the completed site will look like with retaining walls, landscaping, lighting, parking, paving, etc... Mr. Vuich asked if a hand sketch can be submitted to address the existing seating arrangements (with photos) along with a dimensioned sketch of the outside patio/bar area/seating. He stated that the parking is limited and there is no opportunity for on street parking that would create overflow parking. He also stated that they can provide testimony to address the capacity and parking issues. It was noted that the sketch needs to be realistic and accurate. Mr. Vuich stated that he can prepare the sketch. The Board continued to discuss the aesthetics of the retaining wall and the completeness process. Mr. Minton stated that the

project will need to be done in phases. The Board continued to discuss the scheduling of a possible hearing and Mr. Vuich addressed the other completeness items in Board Engineer Keenan's report. Mr. Thomas asked that there be a discussion between Mr. Vuich and Mr. Keenan as to what documentation is going to be submitted and the planned testimony to be provided to address the project. Ms. O'Neill asked if alternative finishes can also be provided.

Mr. Werner made the motion to deem the application incomplete, as per Mr. Keenan's report (Checklist Items: #7, #10, #74, and #59). Motion seconded by Ms. O'Neill. Roll call vote: O'Neill-yes, Peck-yes, Werner-yes, Walsh-yes, Lund-yes, Mezzanotte-yes, and Tillman-yes.

Approval of Vouchers:

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

Other Business:

Zoning Officer Memo

Deferred until next month.

Annual Report for 2021

Deferred until next month.

Open to the public:

The meeting was opened to the public.

Hal Bromm asked if the building department issues building permits without plans/specifications.

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

Other:

Mr. Werner questioned the Zoning Officer's letter regarding the violation of the vacuum and air dispensers. Mr. Thomas stated that he will have to review the letter.

Adjournment:

In a motion made and seconded the meeting was adjourned at 8:42 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
3/1/22