

Special Meeting Minutes
Knowlton Township Zoning Board of Adjustment
Thursday, May 30, 2019

There was a special meeting of the Knowlton Township Zoning Board of Adjustment on Thursday, May 30, 2019. Chairman Tillman led the Board in the pledge of allegiance. 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 in the Official Newspapers as well as providing said schedule in the Municipal Clerk's Office.

Roll call: Present: Lund, Suggs, Schad, Peck, Melillo, Tillman, and O'Neill
Absent: DeVincenzi and Werner
Also Present: Attorney Corbett-Rivielle, Board Engineer Rodman,
and Planner Eric Snyder

Old Business:

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

Chairman Tillman stated that this is a special meeting of the Zoning Board of Adjustment to hear the PMG application.

Jason Tuvel, Esq. was present on behalf of the Applicant. He went on to review where they left off at the last meeting. He stated that they also met with the Environmental Commission to address any concerns that they may have. He stated that he believes that they have addressed Planner Snyder's concerns and they also sent out letters to property owners, across the street from the site, to offer landscaping/screening and they have heard back from two property owners. He stated that they have made 3 significant changes to the plans: Walnut Road right only, additional landscaping, and the re-orientation of the diesel pumps. He stated that they are not looking for a vote this evening; however, would like to finish up with the two experts.

Jeffrey Martell acknowledged that he was still under oath and he displayed a plan, which was marked as an Exhibit:

A-31 Site Plan Drawing, revision date of 3/22/19

He then went on to describe the latest submission and the modifications made to the plan. He also reviewed the six letters sent out to the neighbors across the street, from the site, to address screening and they have heard back from two property owners. He reviewed that they also heard from the Fire Department and have agreed to add the requested on-site water tank, they will not phase the project, and they have added the electric charging station. The Board and the Applicants continued to discuss the project. Planner Snyder stated that the Applicant has answered his concerns and he is satisfied

The hearing was opened to the public.

Janis Smith questioned whether more signage will work in directing drivers and she questioned the turning movements with vehicles with trailers, which Engineer Martell addressed and the Board discussed.

Barbara Peterson questioned the illegal turning movements, spills, and damage to Township roadways, which was addressed by the Board.

Janis Smith questioned the proposed onsite water/fire tank and the impact of a fuel spill on the tank, which was reviewed by the Board and the Applicants.

With there being no further public comments, the hearing was closed to the public.

Board Engineer Rodman went on to review his report of May 3, 2019, which was addressed by the Applicant and the Board. Attorney Tuvel stated that they agree to comply with anything outstanding on Board Engineer Rodman's report.

Matt Seckler acknowledged that he was still under oath and he stated that they have sought to reduce the number of concerns raised by both the Board and the Public. He addressed the testimony presented and the modifications made. He stated that he believes that they have provided sufficient justification for the granting of the variance relief.

The hearing was opened to the public.

Jeff Milesky questioned the removal of contaminated dirt, which was addressed by the Applicants.

With there being no further questions, the hearing was closed to the public.

Planner Snyder stated that he is satisfied with the testimony provided and it meets the necessary criteria for a use variance. Board Engineer Rodman stated that he is satisfied as long as the conditions are addressed. Attorney Tuvel stated that they will continue to work with Board Engineer Rodman. He also stated that he will see if he can get a copy of tonight's transcript emailed out to the Board, prior to next Tuesday. The Board discussed next week's meeting, which will begin downstairs in the basement and can be moved upstairs, if needed, after the election is over. Chairman Tillman announced that this hearing is being carried to the June 4th meeting at 7:30 p.m., without further notice.

Adjournment:

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

Respectfully Submitted:

Alfia Schemm
Board Secretary
6/28/19