

Minutes
Knowlton Township Zoning Board of Adjustment
Tuesday, May 7, 2019

There was the regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, May 7, 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, Tillman, and O'Neill
Absent: DeVincenzi, Peck, Melillo, and Werner
Also Present: Board Attorney Thomas and Board Engineer Rodman

Approval of Minutes:

The April 2, 2019 minutes were distributed prior to the meeting. Mr. Suggs made the motion to approve the minutes. Motion seconded by Ms. O'Neill. Roll call vote: O'Neill-yes, Lund-yes, Suggs-yes, Schad-yes, and Tillman-yes.

Memorializing Resolution:

#ZB17-008 Delaware Gap Realty, LLC, Block 51, Lot 1.01

Board Attorney Thomas reviewed the amended Resolution, which was distributed and discussed with the Board. Board Secretary Schemm reviewed, with Board Attorney Thomas, the Board Members that are eligible to vote on this matter.

Mr. Suggs made the motion to adopt the amended Resolution. Motion seconded by Ms. Lund. Roll call vote: Lund-yes, Suggs-yes, Schad-yes, and Tillman-yes. Not eligible to vote on this matter: O'Neill

Old Business:

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

Chairman Tillman announced that this matter is being carried to a special meeting on May 30, 2019, as the Board does not have seven eligible Board Members to hear the application this evening. Board Attorney Thomas noted that he will not be present; however, the Applicant is willing to continue with their hearing on May 30, 2019, but not looking for a vote. The Board then discussed the next Board Meeting scheduled for June 4th, which is the Primary Election.

Board Attorney Thomas announced that this matter is being carried to a special meeting on May 30, 2019, at 7:30 p.m., without further public notice from the Applicant. Members of the public questioned the procedure, which was discussed with the Board.

Completeness:

#ZB19-001 James Mazza, Block 66, Lot 1

Board Engineer Rodman reviewed the comments on his completeness report of May 3, 2019 and he stated his concern over the submitted reduced drawings. He stated that he may be able to provide Mr. Mazza with a larger clearer survey. Board Attorney Thomas suggested that the Board deem the application incomplete and then hold a completeness determination and a hearing at the June meeting, if the application is complete.

Ms. Schad made the motion to deem the application incomplete, due to the lack of a clear survey and waiving the remaining items at this time. Motion seconded by Ms. O'Neill. Roll call vote: O'Neill-yes, Lund-yes, Suggs-yes, Schad-yes, and Tillman-yes.

Board Secretary Schemm clarified the motion and what will be required of Mr. Mazza. Board Attorney Thomas suggested that Mr. Mazza provide revised drawing as soon as possible, as notice will be required for the June meeting. Board Secretary Schemm stated that notice will be necessary and she clarified the application is not for a Use Variance, but a Bulk Variance. Mr. Mazza stated that he understood.

Other:

Chairman Tillman reviewed the scheduling of the special May meeting and trying to accommodate the applicants for the June meeting, if necessary.

Open to the Public:

The meeting was opened to the public.

Brad Day questioned the action that may be taken at the meetings of May 30th and June 4th. He suggested that the Board have a firm adjournment time, which was discussed with the Board.

The Board also discussed the policy on Board Members and unexcused missed meetings.

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

Approval of Vouchers:

Mr. Suggs made the motion to approve the vouchers. Motion seconded by Ms. Shad. Roll call: O'Neill-yes, Lund-yes, Suggs-yes, Schad-yes, and Tillman-yes.

Adjournment:

In a motion made and seconded the meeting was adjourned at 8:02 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
5/30/19