

Minutes
Knowlton Township Zoning Board of Adjustment
Tuesday, July 2, 2019

There was the regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, July 2, 2019. Vice-Chairman Suggs 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, Werner, Peck, Melillo, and O'Neill
Absent: DeVincenzi and Tillman
Also Present: Board Attorney Thomas and Board Engineer Rodman

Approval of Minutes:

The May 30, 2019 special meeting minutes were distributed prior to the meeting. Dr. Melillo 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, Peck-yes, Melillo-yes, and Werner-abstain.

The June 4, 2019 regular meeting minutes were distributed prior to the meeting. Ms. O'Neill made the motion to approve the minutes. Motion seconded by Ms. Peck. Roll call vote: O'Neill-yes, Lund-yes, Suggs-yes, Schad-yes, Peck-yes, Melillo-yes, and Werner-abstain

Memorializing Resolution:

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

Board Attorney Thomas recommended that the Board defer the adoption of the Resolution to next month.

Completeness:

#ZB19-002 Simpson Road Project, Block 14, Lot 3

Richard Keiling, Esq. was present on behalf of the Applicant and he reviewed the sign proposal for the Travel Center. He asked that the Board waive the incompleteness items outlined in Board Engineer's June 26th report.

Ms. Schad made the motion to grant the waivers for completeness only and to deem the application complete. Motion seconded by Ms. Peck. Roll call vote: O'Neill-yes, Lund-yes, Suggs-yes, Schad-yes, Peck-yes, Melillo-yes, and Werner-yes

Attorney Keiling stated that he will notice for the August meeting and Ms. Schad asked if the Board could receive a copy of the prior Simpson Road Sign Resolution.

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

Richard Keiling, Esq. was present on behalf of the Applicant and he noted Board Engineer's June 26th report. The Board discussed and reviewed the completeness items listed on the May 3, 2019 report and the recent submission.

Ms. O'Neill made the motion to grant the waivers for completeness and to deem the application complete. Motion seconded by Dr. Melillo. Roll call vote: O'Neill-yes, Lund-yes, Suggs-yes, Schad-yes, Peck-yes, Melillo-yes, and Werner-yes

New Business:

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

Stephanie and James Mazza were sworn in and Mr. Mazza testified that they grow hay on the property and have horses. He went on to describe the proposed pole barn location. Several photographs were submitted and marked as Exhibits:

A-1 Photo of site location

A-2 Photo of proposed barn

Mr. Mazza continued to describe the location and the use of the Barn. He stated that there will be no electricity or utilities. He stated that he would like to pour a concrete floor in the future and he will also eliminate the trailer container. He stated that it will be an equipment storage building. The Board questioned the proposal.

The hearing was opened to the public.

Bruce Machleder asked if roof solar panels are being considered. Mr. Mazza stated that they are not proposing any solar panels.

Paula Kinney was sworn in and she stated that she feels that the Applicants are shifting the location of the barn, to keep it out of her view, which she greatly appreciates.

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

Board Attorney Thomas reviewed the possible conditions of an approval, which was discussed.

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

Open to the Public:

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

Approval of Vouchers:

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

Adjournment:

In a motion made and seconded the meeting was adjourned at 8:03 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
8/06/19