

**Minutes**  
**Knowlton Township Zoning Board of Adjustment**  
**Tuesday, July 3, 2018**

There was the regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, July 3, 2018. 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. Chairman Tillman stated that the Board had received the resignation of Mr. Wunschuh and Ms. McGuinness has now moved up to a Regular Board Member, Ms. O'Neill has moved up to Alternate #1, and Ms. Lund has been appointed to Alternate #2. Attorney Gibbons provided the oath of office to Karen Lund.

**Roll call: Present:** Tillman, Schad, Melillo, McGuinness (arriving at 7:35 p.m.), Suggs, Peck, Alternate #1 O'Neill, and Alternate #2 Lund  
**Absent:** DeVincenzi  
**Also Present:** Attorney Gibbons, Board Engineer Rodman, and Planner Snyder.

**Approval of Minutes:**

The June 5, 2018 minutes were distributed prior to the meeting. Dr. Melillo made the motion to approve the minutes. Motion seconded by Ms. O'Neill. Discussion on the motion: Board Secretary Schemm noted a correction in the minutes attendance, where Ms. Peck arrived late to the meeting, due to working the election. Roll call vote: Schad-yes, Melillo-yes, O'Neill-yes, McGuinness-yes, Suggs-yes, Lund-abstain, Peck-yes, and Tillman-yes.

**Old Business:**

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

Jason Tuvell, Esq. was present on behalf of the Applicant and he reviewed where they left off at the last meeting. He stated that their Site Engineer is present this evening to review the revisions to the Plan. He also stated that he was advised that the Board wishes to retain their own noise consultant and he noted that copies of the transcripts, from the prior hearings, are available. Chairman Tillman stated that the Board is looking to retain Lewis Goodfriend and Associates to review the noise testimony. Board Engineer Rodman stated that the Board did receive a retainer agreement and proposal with fees, that have been also sent to the Applicant, as their escrow will be charged. He also suggested that the Board vote to retain Lewis Goodfriend and Associates.

Mr. Suggs made the motion to retain Lewis Goodfriend and Associates. Motion seconded by Ms. Peck. Roll call vote: Schad-yes, Melillo-yes, Alternate #1 O'Neill-yes, McGuinness-yes, Suggs-yes, Peck-yes, and Tillman-yes. Not eligible: Alternate #2 Lund

Jeff Martell was present and he acknowledged that was still under oath. He then displayed a drawing and he described the proposed modifications, which he feels is a better design. He stated that they are also proposing to widen Walnut Road. Board Engineer Rodman questioned the drainage. Engineer Martell stated that they agree to work with Board Engineer Rodman to address that issue. The Board questioned the improvements to Walnut Road, which was addressed by the Applicants. The Board also questioned the status of the approved oil-water separator. Attorney Tuvell stated that he will look into that issue and get back to the Board.

The following was submitted and marked as an Exhibit:

A-17 Revised Plans

The Applicants continued to review: the disturbance of the slope, the proposed landscaping, the site triangle, screening, the right of way width, the traffic circulation, NJDEP approval, and the pending DOT approval. The following was submitted and marked as an Exhibit:

A-17 Architectural Rendering

The Applicants reviewed the Architectural Rendering.

Ms. O'Neill questioned the inspections and monitoring of the site. Attorney Tuvel stated that they will be providing Operations testimony and they can also provide documentation regarding the inspection process. Dr. Melillo questioned the conditions that can be imposed in regards to maintenance. Attorney Gibbons stated that conditions can be imposed and Attorney Tuvel agreed. Chairman Tillman questioned the inspection schedule.

The hearing was opened to the public.

Barbara Bartos questioned the access onto Walnut Road, which was addressed by the Applicants.

Paul Bartos questioned the traffic circulation and safety, which was addressed by the Applicants.

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

Board Engineer Rodman asked if the Applicants can address his June 1st report, in the hopes that he can generate a new shorter report. Ms. Schad asked about electric car chargers, along with a generator. The Applicants stated that they will take those items into consideration.

Attorney Tuvel asked that this matter be placed on the August 7th agenda and he reviewed the items that the Board would like to address: Landscaping, reporting requirements, the status of the oil-water separator, stormwater-drainage, traffic circulation, and the electric charger. He stated that it is his understanding that Lewis Goodfriend and Associates will provide a report. It was announced that this matter is carried to August 7th, at 7:30 p.m., without further notice being provided.

**Other Business:**

Chairman Tillman reviewed the request from Hal Bromm to have the Historic Commission review applications. The Board discussed the distribution of the plans and it was agreed that the Commission can always review the copies of the applications, that are available for the public, at the Municipal Building.

**Old Business:**

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

It was announced that this matter is being carried to the Board's August 7th meeting, without further public notice.

**Open to the Public:**

The meeting was opened to the public for non agenda items. With there being no public comment, the meeting was closed to the public.

**Approval of Vouchers:**

Ms. Peck made the motion to approve the vouchers. Motion seconded by Ms. Schad. Roll call vote: Schad-yes, Melillo-yes, Alternate #1 O'Neill-yes, McGuinness-yes, Suggs-yes, Peck-yes, and Tillman-yes. Not eligible-Alternate #2 Lund

**Adjournment:**

In a motion made and seconded the meeting was adjourned at 8:22 p.m.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
7/30/18