

Minutes
Knowlton Township Zoning Board of Adjustment
Tuesday, August 3, 2021

There was the regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, August 3, 2021, held via Zoom. 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: Tillman, Melillo, Walsh, Werner, Peck, Lund, DeVincenzi, and O'Neill
Also Present: Board Attorney Thomas and Board Engineer Brownell

Approval of Minutes:

The June 1, 2021 minutes were distributed prior to the meeting with modifications from the Board Secretary.

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

Completeness:

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

Mr. Thomas reviewed that the application was deemed incomplete at its June meeting, due to the lack of an EIS, which has now been supplied. Ms. O'Neill stated a concern over the quality/substance of the EIS provided. Mr. Thomas stated that the Board can discuss, at the hearing, if the document is inadequate and if additional information is needed.

William Pandos, Esq. was present on behalf of the Applicant and he stated that the Applicant is addressing the environmental impact of their proposed changes, which is the subject of their application. Mr. Thomas stated that the Applicant has heard the comments and should be prepared to address them. Mr. Werner agreed with Ms O'Neill.

Mr. Werner made the motion to deem the application complete. Motion seconded by Ms. Peck. Roll call vote: O'Neill-yes, Melillo-yes, Werner-yes, DeVincenzi-yes, Peck-yes, Lund-yes, and Tillman-yes

Mr. Thomas acknowledged that information was submitted from the School which has been distributed. Mr. Pandos thanked the Board.

New Business:

#ZB21-002 Belvidere Congregation of the Jehovah Witnesses, Block 68, Lot 10.01

Rachel Onufrak, Esq. was present on behalf of the Applicant. She reviewed that the application is for proposed improvements to the site and she confirmed that adequate notice was provided. She reviewed that the application was originally submitted to the Planning Board; however, it was determined that a conditional use variance is required as the proposed ADA compliant parking is located in the front yard. She then went on to review the individuals who will be presenting this evening and the procedure for the hearing.

Arthur Van Eck was sworn in and he stated that he is a Congregation Member and a Trustee. He went on to review the history of the site, the Congregations that meet at the site, and the proposed improvements to the site.

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

Michael Textores was sworn in and he provided his qualifications as a Professional Engineer. He shared his screen and displayed the existing conditions map and the proposed site plan. He went on to describe the existing conditions and the proposed changes: ADA compliant parking, drive aisle, access, lighting, retaining wall, DEP permitting, the D-3 variance required as they do not meet the conditions of the permitted conditional use, bulk variances for coverage and parking setback, and the design waivers for the parking and driveway. Several Board Members had questions regarding the proposal, which were addressed by the Applicants.

The hearing was opened to the public for questions for Mr. Textores.

David Jacobs questioned the proposed security lighting and whether they could be on a motion detector instead the proposed dusk to dawn. Photo #7 was displayed along with an Aerial photograph which was marked as an Exhibit:

A-1 Aerial photograph dated 2-2-2020

The type of security lighting was discussed and reviewed.

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

Angela Knowles was sworn in and she provided her qualifications as a Professional Planner. She then went on to review the proposal to provide ADA compliant parking and she reviewed the positive and negative criteria for the Use Variance along with the proofs for the C variances.

The hearing was opened to the public for questions of Ms. Knowles. With there being no public questions, the hearing was closed to the public.

Ms. Onufrak stated that she will email the Exhibit to the Board and she asked that the Board grant the relief requested. She thanked the Board for their time and consideration.

Mr. Thomas suggested that Mr. Brownell review his July 7th report. Mr. Brownell went on to state that he received a letter today from the Applicant's Engineer stating that they will adhere to the comments in his July 7th report. He stated that he takes no exception to the requested design waivers. The Board continued to review and discuss the proposal.

The hearing was opened to the public for general comments. With there being none, the hearing was closed to the public.

Mr. Thomas thanked Ms. Onufrak for her presentation and he went on to summarize the proposal and he outlined the possible conditions of an approval.

Ms. Peck made the motion to approve the proposal (D Variance, C Variance, Design Waivers, and Site Plan approval) as discussed and agreed to this evening. Motion seconded by Ms. O'Neill. Roll call vote: O'Neill-yes, Melillo-yes, Werner-yes, DeVincenzi-yes, Peck-yes, Lund-yes, and Tillman-yes

Other Business:

Zoning Officer Memo

Mr. Thomas stated that he spoke with the Zoning Officer in regards to the issues brought up in his memo. He stated that he would be happy to work with the Zoning Officer to address possible solutions, which can then be brought to the Board and the attention of the Governing Body.

Approval of Vouchers:

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

Other:

Meetings

The Board discussed whether the Board should meet in either in person or via Zoom in September. It was agreed to meet via Zoom.

Adjournment:

In a motion made and seconded the meeting was adjourned at 9:25 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
9/3/21