

Minutes
Knowlton Township Zoning Board of Adjustment
Tuesday, September 3, 2019

There was the regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, September 3, 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, Werner, Peck, Schad, Melillo, Tillman, and O'Neill
Absent: DeVincenzi
Also Present: Board Engineer Rodman, Board Attorney Thomas, Planner Shiffman

Approval of Minutes:

The August 6, 2019 meeting minutes were distributed prior to the meeting. Ms. O'Neill made the motion to approve the minutes. Motion seconded by Mr. Suggs. Roll call vote: O'Neill-yes, Lund-yes, Suggs-yes, Peck-yes, Werner-yes, Tillman-yes, Schad-abstain, Melillo-abstain

New Business:

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

Richard Keiling Esq. was present on behalf of the Applicant. Sam Milron, Eugene Mesh, and Bishoy Kolta were sworn in. Attorney Keiling reviewed the application for a proposed sign on a vacant lot owned by the Applicant. He went on to state that they also intend: a stub to their existing storage water tanks for emergency services and the installation of auto electric charging stations. The following was submitted and marked as an exhibit:

A-1 Sign Exhibit

Mr. Milron described the exhibit, which he stated would be a 12 x 12 internally illuminated sign. He also offered an additional electronic banner sign for use by the Township. He continued to describe the proposed sign. The following was submitted and marked as an exhibit:

A-2 4 page photo exhibit

Mr. Milron described the exhibit and he stated that he feels that the Travel Center businesses/franchises are suffering because of lack of visibility. The Board continued to discuss the issues and Ms. O'Neill asked if the Applicant would be willing to design the proposed sign to match the existing sign at the Travel Center.

Mr. Kolta, HMSHost Operations Manager, also stated that he has heard travelers say that they did not know that the Travel Center existed and that business is down. Board Engineer Rodman questioned the merging of the lots. The Board discussed maintaining the vacant property. The Applicant agreed to landscaping, trash pickup, the design of the sign, and possibly placing electric car charging/parking on the property.

Mr. Mesch, manager of Sunoco, also commented on his interactions with customers and he stated his concern over the lack of business/sales and lack of visibility.

Board Engineer Rodman reviewed his report of August 28, 2019. The Board continued to discuss the proposal and the options. It was noted that any future modifications/changes would need to come back to the Board for approval. The Board also reviewed the prior conditions of approval granted to the Applicant.

Planner Shiffman went on to comment on the July 26th Planner report and the criteria for a Use Variance. Attorney Keiling provided the criteria for the Use Variance and the Bulk Variances. The Board continued to discuss the proposal.

Chairman Tillman noted that there was no public present.

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

Dr. Melillo made the motion to approve the application. Motion seconded by Ms. O'Neill. Roll call vote: O'Neill-yes, Lund-yes, Suggs-yes, Peck-yes, Tillman-yes, Schad-no, and Melillo-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:

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

Adjournment:

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

Respectfully Submitted:

Alfia Schemm
Board Secretary
9/29/19