

**Knowlton Township Planning Board**  
**Minutes**  
**Tuesday, April 22, 2014**

There was the regular meeting of the Knowlton Township Planning Board on Tuesday, April 22, 2014. Chairman Clayton Taylor led the Board in the flag salute. He announced that adequate notice of the meeting has been provided in accordance with the "Open Public Meetings Act" by publishing notice of all regularly scheduled meetings in the Star Gazette and the Star Ledger as well as providing said schedule in the Municipal Clerk's Office.

**Roll call:**

**Present:** Tironi, Taylor, Glynn, James, Costantino, VanHorn, Cuntala, and Clifford

**Absent:** Bromm and Smith

**Also Present:** Layton and Rodman

**Approval of Minutes:**

Ms. Costantino made the motion to adopt the Regular Minutes and the Executive Session minutes of January 28, 2014. Motion seconded by Mr. Glynn. Roll call vote in favor: Glynn-Yes, James-Yes, Costantino-Yes, VanHorn-Yes, Clifford-Abstain, Cuntala-Abstain, Taylor-Yes, Tironi-Yes.

Mr. Van Horn made the motion to adopt the Special Meeting Minutes and the Executive Session minutes of April 15, 2014. Motion seconded by Mr. James. Roll call vote in favor: Glynn-Yes, James-Yes, Costantino-Abstain, VanHorn-Yes, Clifford-Abstain, Cuntala-Yes, Taylor-Yes, Tironi-Abstain.

**New Business:**

**#13-103 Travel Centers of America, Block 12, Lot 11.01**

Chairman Taylor who is an adjacent property owner recused himself. Also Mr. Tironi recused himself as the Applicant does business with his employer. With both the Chairman and Vice Chairman recusing themselves, a motion was made by Mr. James to appoint Mr. Glynn, as Chairman Pro Tem, for this application. Motion seconded by Ms. Cuntala. Voice Vote: James-Yes, Costantino-Yes, VanHorn-Yes, Clifford-Yes, and Cuntala-Yes

George Dilts, Esq. was present on behalf of the Applicant. He stated that he sees that the application is on the Agenda for Completeness and he stated that he believes that they have satisfied the incompleteness items. Board Engineer Rodman reviewed the incompleteness items, with the Applicant. Board Attorney Leo agreed that a Stockholder information is not required for a Trust.

Mr. Van Horn made the motion to deem the application complete. Motion seconded by Mr. James. Roll call vote in favor: Glynn-Yes, James-Yes, Costantino-Yes, VanHorn-Yes, Clifford-Yes, Cuntala-Yes.

Attorney Dilts stated that notice was provided for tonight's hearing. Board Secretary Schemm stated that she found the notice to be in order, with the waiver received from Warren County. He stated that they are present this evening to receive approval to demolish the existing motel. He reviewed the they have received three reports from: Joseph Layton, Ted Rodman, and the Knowlton Township Environmental Commission, all dated April 17th.

Glenn Phillips and Walter Fouche were both sworn in. Mr. Phillips provided his qualifications as an Engineer and he displayed an exhibit which was marked:

**A-1 Aerial Photograph of the Site**

Engineer Phillips went on to describe the improvements on the site and the proposal to demolish the existing motel, which has been closed for a year. He went on to review the proposed landscaping and plantings. He also reviewed the reported spill, closer to the diesel tank area, and he stated that an environmental company is remediating the area and they are reporting to the DEP. He stated that he would suggest that their Environmental Consultant provide a written opinion letter regarding any impacts from the proposed demolition. Board Planner Layton reviewed the landscaping and he had some suggestions. The Applicant agreed to provide whatever landscaping necessary to satisfy Board Planner Layton. They also described the staging and phasing and they stated that they will submit applications to the Warren County Planning Board and the Soil Conservation District. They went on to describe the designation of the parking for the construction crew and it was agreed that a drawing would be submitted to reflect the designated demolition plan. They also discussed the removal of debris and that no material will be stored on site. The following was submitted was marked as an exhibit:

**A-2 Final Survey Report for Pre-Demolition Asbestos Survey, dated 4-16-14**

Mr. Glynn discussed the drop off in topography and his concern for the safety of anyone who might be walking in the area. The Applicants agreed that they are willing to satisfy Board Engineer Rodman in regards to the slope and if it needs to be cut back.

Mr. Glynn opened the hearing to the public.

Jamie Murray thanked the Applicant for addressing the Environmental Commission's concerns and she questioned the contamination of the site. She stated that they look forward to receiving the opinion letter from the Environmental Consultant.

Mr. Glynn asked if there was anyone else from the public, wishing to comment. With there being no further public comment, the hearing was closed to the public.

Board Attorney Leo reviewed the possible conditions of an approval.

Mr. Clifford made the motion to grant Minor Site Plan Approval as discussed this evening and with the conditions as outlined by Board Attorney Leo. Motion seconded by Mr. Van Horn. Roll call vote: Glynn-Yes, James-Yes, Costantino-Yes, VanHorn-Yes, Clifford-Yes, Cuntala-Yes.

Chairman Taylor and Mr. Tironi resumed their positions on the Board.

**Open to the Public:**

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

**Other:**

**Cluster Ordinance**

Chairman Taylor reviewed the memo that was prepared by Attorney Michael Garafalo.

Ms. Cuntala made the motion to forward the memo to the Governing Body. Motion seconded by Mr. Tironi. In a voice vote: Glynn-Yes, James-Yes, Costantino-Yes, Tironi-Yes, VanHorn-Yes, Clifford-Yes, Cuntala-Yes, Taylor-Yes

**Payment of Vouchers:**

Mr. James made the motion to approve the vouchers. Motion seconded by Ms. Costantino. Roll call vote: Roll call vote in favor: Glynn-Yes, James-Yes, Costantino-Yes, Tironi-Yes, VanHorn-Yes, Clifford-Yes, Cuntala-Yes, Taylor-Yes

Chairman Taylor welcomed Board Attorney Leo to the Board. Board Attorney Leo stated that she looks forward to working with the Board.

**Adjournment:**

In a motion made and seconded the meeting adjourned.

Respectfully Submitted:

Alfia Schemm  
Board Secretary