

**Knowlton Township Planning Board
Minutes
Tuesday, September 23, 2014**

There was the regular meeting of the Knowlton Township Planning Board on Tuesday, September 23, 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: Taylor, Glynn, James, Cuntala, Tironi, Costantino, and Clifford.

Absent: Bromm, Smith, and Van Horn.

Also Present: Rodman and Leo

Approval of Minutes:

Mr. James made the motion to adopt the Regular Minutes of June 24, 2014. Motion seconded by Mr. Tironi. Roll call vote in favor: James-Yes, Cuntala-Yes, Tironi-Yes, Costantino-Yes, Clifford-Yes, Glynn-Abstain, and Taylor-Yes.

Completeness:

#14-002 John Mazzilli, Block 61, Lot 18-Minor Subdivision

Mr. Clifford recused himself as he is an adjacent property owner. George Gloede was sworn in. Chairman Taylor questioned the adjacent property owners for the lot across the street. The Board then went on to review Board Engineer Rodman's September 19, 2014 report, with the Applicant. A new #12 and #13 were added to address the property owners within 200 feet and the distance from buildings to the wetlands. The Board discussed what items could be waived for completeness and what items could be waived in their entirety.

Mr. Glynn made the motion to deem the application complete and to waive: #5,#6, #7, #8, #9, #10, #11 and waive for completeness: #1, #2, #3, #4, #12 and #13. Motion seconded by Ms. Costantino. Roll call vote in favor: James-Yes, Cuntala-Yes, Tironi-Yes, Costantino-Yes, Glynn-Yes, and Taylor-Yes.

Mr. Clifford resumed his position on the Board.

New Business:

#14-001 Gary Osmun, Block 68, Lots 27.01 & 27.02-Lot Line Adjustment

Thomas Knutelsky was present on behalf of the Board and he was sworn in. Also present Gary Osmun, who was also sworn in. Mr. Knutelsky went on to review the proposed minor subdivision/lot line adjustment. He presented the following drawings, which were marked as exhibits:

A-1 Drawing, dated 9-23-14

A-2 Drawing, dated 9-23-14, Marked in pink and blue

He then reviewed Board Engineer Rodman's June 20th, 2014 report. Board Engineer Rodman questioned the riparian buffer. Mr. Knutelsky reviewed his conversations with NJDEP and he stated that they would be willing to present a Applicability Determination Statement from the NJDEP as a condition of approval. Board Secretary Schemm stated that she has received a recertification of the payment of property taxes.

The Board reviewed the possible conditions of an approval and the Applicant agreed to submit a revised plan. The Board continued to discuss the proposal and Board Attorney Leo reviewed the possible conditions of an approval, with the Board.

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

Mr. James made the motion to grant the minor subdivision, as discussed and conditioned upon tonight. Motion seconded by Mr. Clifford. Roll call vote in favor: James-Yes, Cuntala-Yes, Tironi-Yes, Costantino-Yes, Glynn-Yes, Clifford-Yes, and Taylor-Yes:

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.

Payment of Vouchers:

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

Adjournment:

In a motion made and seconded the meeting adjourned. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary