

**Minutes**  
**Knowlton Township Zoning Board of Adjustment**  
**Tuesday, July 7, 2020**

There was a regular meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, July 7, 2020 held via Zoom Virtual Meeting Service. Chairman Richard 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 and Zoom meetings in the Official Newspapers as well as providing said schedule in the Municipal Clerk’s Office.

**Roll call: Present:** Melillo, Lund, Tillman, Walsh, Suggs, DeVincenzi, Werner, and O’Neill  
**Absent:** Peck  
**Also Present:** Board Attorney Thomas and Board Engineer Rodman.

**Approval of Minutes:**

The June 2, 2020 minutes were distributed prior to the meeting. Dr. Melillo questioned the Board Member voting. Board Secretary Schemm stated that she will review the voting and make the necessary corrections, if necessary.

Mr. Suggs made the motion to approve the minutes as amended this evening. Motion seconded by Dr. Melillo. Roll call vote: Suggs-yes, O’Neill-yes, Werner-yes, DeVincenzi-yes, Melillo-yes, Walsh-yes, Lund-yes, and Tillman-yes

**New Business:**

**#20-001 Michele Torzilli, Block 39 Lot 4.16**

Robert Greenbaum, Esq. was present on behalf of the Applicant and he stated that his client wishes to construct an in-law suite onto an existing home. He stated that they are applying for a D-3 variance as the in-law suite is a conditional use in the zone; however, they do not meet the conditions of the conditional use. Board Attorney Thomas clarified if the application is for a D-3 or a D-1 variance. Attorney Greenbaum stated that he can have their Planner review their request.

Michele Torzilli was sworn in and he reviewed that he wishes to construct an addition onto his home, which will supplement his present living area, with an in-law suite. He stated that he would be willing to deed restrict and limit the use of the in-law suite. Dr. Melillo asked if the addition could be seen from the neighbors. Mr. Torzilli stated that perhaps in the winter. Board Engineer Rodman stated that he did a site inspection and feels that the site is well buffered. Ms. O’Neill asked if there could be a condition placed to keep/maintain the present buffer. Board Engineer Rodman questioned whether a setback variance may be required.

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

Charles McGroarty was sworn in and he provided his qualifications as a Planner. He then went on to review the proposal, the township ordinance and conditional use standards, the positive and negative criteria, and the D-3 and the D-1 standards. He stated that no setback variance is necessary as the proposed addition will be built within the building envelope. He reviewed the present township standards for an accessory

apartment. He stated that he feels that the Applicant does meet the requirements for either a D-3 or a D-1 variance. Board Attorney Thomas questioned the area of the proposed in-law suite. Planner McGroarty reviewed A-2 and described the floor area. He stated that there is a rear entrance to the in-law suite. Board Attorney Thomas reviewed the township ordinance, case law, and the affordable housing obligations. Mr. Torzilli stated that he has no intention to constructing an affordable housing unit.

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

Attorney Greenbaum stated that he has no other witness this evening. The Board continued to review the proposal and Ms. DeVincenzi questioned the notice provided which Attorney Greenbaum addressed and confirmed. Board Attorney Thomas reviewed the differences between the D-3 and D-1 variance and the affordable housing obligation. Attorney Greenbaum stated that Mr. Torzilli has stated that he has no intention of building an affordable housing unit, if the variance is not granted. Board Attorney Thomas reviewed the possible conditions of an approval and the voting procedure. Board Secretary Schemm reviewed the Board Members eligible to vote.

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

Dr. Melillo made the motion to grant the D-3 variance, as discussed this evening. Motion seconded by Mr. Werner. Roll call vote: Suggs-yes, O'Neill-yes, Werner-yes, DeVincenzi-yes, Melillo-yes, Lund-yes, and Tillman-yes

**Ordinance Review**

Board Attorney Thomas reviewed his 6-29-20 letter regarding his Ordinance review , which the Board discussed. It was agreed to send the letter to the Zoning Officer. Board Attorney Thomas stated that Mr. Snyder can contact him if he has any questions.

**Approval of Vouchers:**

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

**Open to the Public:**

No public present.

**Adjournment:**

In a motion made and seconded the meeting was adjourned at 9:03 p.m.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
7/31/20