

## Knowlton Township Planning Board

### Minutes

Tuesday, September 27, 2022

There was a regular meeting of the Knowlton Township Planning Board on Tuesday, September 27, 2022. Clayton Taylor led the Board in the flag salute at 7:30 p.m. 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 NJ Herald and Express Times-NJ Zone Edition, as well as providing said schedule in the Municipal Clerk's Office and the Township Website. A moment of silence was held for our Military Personnel serving in harm's way.

#### **Roll call:**

**Present:** Taylor, Cuntala, Smith, Glynn, Drake, Starrs, Bromm, and Mathez

**Absent:** Prosser, Costantino, and Tironi

**Also Present:** Keenan and Conflict Engineer Ingram

#### **Approval of Minutes:**

Mr. Bromm made the motion to adopt the minutes of August 23, 2022. Motion seconded by Mr. Smith. Roll call vote: Cuntala-Yes, Smith-Yes, Drake-Yes, Mathez-Yes, Glynn-Yes, Starrs-Yes, Bromm-Yes, and Taylor-Yes

#### **Completeness**

##### **#22-004 Diamond Communications, LLC , Block 43.01, Lot 2**

Mr. Ingram reviewed the completeness report of September 19, 2022 regarding the Preliminary and Final Major Site Plan Checklist. The Board had a few questions in regards to checklist items to waive and waive for completeness only, along with driveway sight distance, lighting, noise from the generator and fuel capacity/run time, owner authorization, and construction time frame.

Mr. Taylor reviewed the waivers, for completeness only, for Preliminary Major Site Plan, checklist items: #6, #11, #16, #26, #31, #54, #74, #75, and #78.

Mr. Glynn made the motion to deem the application complete and to grant the waivers as discussed this evening. Motion seconded by Mr. Smith. Roll call vote: Cuntala-Yes, Smith-Yes, Drake-Yes, Mathez-Yes, Glynn-Yes, Starrs-Yes, Bromm-Yes, and Taylor-Yes

The Board reviewed the completeness report of September 19, 2022 regarding the Final Major Site Plan Checklist. Mr. Taylor reviewed the waivers, for completeness only, for Final Major Site Plan, checklist items: #6, #8, #9, and #10.

Mr. Smith made the motion to deem the application complete and to grant the waivers as discussed this evening. Motion seconded by Mr. Glynn. Roll call vote: Cuntala-Yes, Smith-Yes, Drake-Yes, Mathez-Yes, Glynn-Yes, Starrs-Yes, Bromm-Yes, and Taylor-Yes

##### **#22-005 Thunderstone Inc, Block 48, Lot 1**

Mr. Keenan reviewed his review letter of September 20, 2022, which was discussed with the Board. The Board discussed the trucks, containers, fencing, the flood plain, design waivers, and historic contamination, etc... It was requested that checklist item #6 be provided prior to the meeting.

Mr. Glynn made the motion to deem the application complete conditioned upon receiving checklist item #6 as discussed this evening. Motion seconded by Mr. Bromm. Roll call vote: Cuntala-Yes, Smith-Yes, Drake-Yes, Mathez-Yes, Glynn-Yes, Starrs-Yes, Bromm-Yes, and Taylor-Yes

**Lighting Ordinance**

Mr. Keenan stated that he will be meeting, with the subcommittee, after tonight's meeting.

**Cell Towers**

The Board discussed the decommissioning of cell towers and setbacks.

**Bills:**

Mayor Starrs made the motion to approve the vouchers. Motion seconded by Mr. Drake. Roll call vote: Cuntala-Yes, Smith-Yes, Drake-Yes, Mathez-Yes, Glynn-Yes, Starrs-Yes, Bromm-Yes, and Taylor-Yes

**Adjournment:**

In a motion made and seconded the meeting adjourned at 8:15 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
10/16/22