

**Minutes**  
**Knowlton Township Zoning Board of Adjustment**  
**Tuesday, January 31, 2023**

There was a reorganization meeting of the Knowlton Township Zoning Board of Adjustment on Tuesday, January 31, 2023 at 7:30 p.m. Board attorney Gibbons led the Board in the pledge of allegiance and he 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.

**Swearing in of New Members:** Adele Starrs was sworn in as an alternate member by Attorney Gibbons.

**Roll call: Present:** Werner, Walsh, Baley, O'Neill, Mezzanotte, Tillman, Starrs

**Absent:** DeVincenzi

**Also Present:** Board Engineer Keenan and Attorney Gibbons

**Election of Chairperson and Vice Chairperson:**

Mr. Baley made the motion to nominate Rich Tillman as Chairman. Seconded by Mr. Walsh. Roll Call vote: O'Neill-yes, Walsh-yes, Mezzanotte-yes, Baley-yes, Werner-yes, Starrs-yes, Tillman-yes.

Mr. Baley nominated himself as Vice Chairman. Mr. Tillman nominated Ms. O'Neill as Vice Chairman. Mr. Walsh seconded both nominations. By roll call vote Ms. O'Neill is appointed Vice Chairperson. Roll call vote: Tillman-yes, Walsh-yes, O'Neill-yes, Mezzanotte-yes, Werner-yes, Baley-yes, Starrs-yes.

**Appointment of Board Professionals:**

Appointment of Roger Thomas as Board Attorney, Dan Bloch as Board Planner and French & Parrello as Board Engineer. A motion was made and a second. Roll call vote: Tillman-yes, O'Neill-yes, Mezzanotte-yes, Starrs-yes, Werner-yes, Walsh-yes, Baley-yes.

**Appointment of Board Secretary:**

Deferred until next meeting

**Designation of Meeting Dates:**

The annual meeting notice was distributed prior to the meeting. A motion was made and a second. Roll call vote: Tillman-yes, O'Neill-yes, Mezzanotte-yes, Starrs-yes, Werner-yes, Walsh-yes, Baley-yes.

**Designation of Official Newspaper:**

Official newspapers for legal advertising. New Jersey Herald and the New Jersey Zoned Express Times. Motion was made by Mr. Baley a second was made. Roll call vote: Tillman-yes, O'Neill-yes, Mezzanotte-yes, Starrs-yes, Werner-yes, Walsh-yes, Baley-yes.

**Approval of Minutes:**

The December 6, 2022 minutes were distributed prior to the meeting. A motion was made to approve the minutes and a second was made. Roll call vote: Tillman-abstain, O'Neill-yes, Mezzanotte-yes, Starrs-abstain, Werner-yes, Walsh-yes, Baley-yes.

**Completeness:**

**#ZB22-003 Michele Torzilli, Block 39, Lot 4.16**

The applicant's attorney, Mr. Greenbaum, asked that the application be deemed complete. Mr. Keenan reviewed his completeness report. Mr. Tillman asked for a motion to accept the application with waivers. Motion was made by Mr. Walsh, second by Ms. O'Neill. Roll call vote: Tillman-yes, O'Neill-yes, Mezzanotte-yes, Starrs-yes, Werner-yes, Walsh-yes, Baley-yes.

**New Business:**

**#ZB22-001 Daniel Deroche/Deroche Truck Covers & Tarp Inc, Block 12 Lots 7, 8, 9**

The applicant's attorney, Mr. Rosenberg stated this is an application for a use variance. The property is approximately 8 acres and it's proposed use is light industrial for a digital printing business called Quiet Valley Products. Dan Deroche was sworn in. He explained Quiet Valley Products is a digital printing company. He answered questions from the board regarding frequency of deliveries, parking and the number of overhead bay doors. He stated the proposed building would be 30,000 square feet initially using half the space and leasing out the other half to a tenant with a similar nature business. There was a public question regarding the site's address.

The applicant's engineer, George Gloede, was sworn in. He explained the sewer system would be a septic comparable to a 4-bedroom home and there would be a well for water. This would have to be approved by the Health Department. Public question from Gary Wilson regarding the chemicals used in the ink. Mr. Deroche explained the ink is latex and not hazardous.

The applicant's planner, Tony Hajjar was sworn in. He stated the proposal is for light industrial. He explained the number of proposed parking stalls, suitability of the site and permitted uses in the zone. Questions from the board included signage, area of disturbance, whether a traffic study could be needed and usage determination. The board also discussed whether they could require a zoning approval for a tenant as there is no known use on the second half of the building. Zoning officer, Eric Snyder offered input on the topic.

The consensus of the board members was to ask our Planner for a thorough report. Chairman Tillman made a motion to defer the vote until the report was received and carry the application until the next regularly scheduled meeting of the board. Seconded by Matt Baley. Roll call vote: O'Neil-yes, Mezzanotte-yes, Starrs-yes, Werner-yes, Walsh-yes, Baley-yes, Tillman-yes.

**#ZB22-002 Hayden's House of Healing, Block 44, Lot 56**

The applicant's attorney Michael Selvaggi stated the applicants are applying for a use variance for an existing property which would be of inherently beneficial use. He brought to the board's attention no planners report was issued. The township attorney stated he felt a planner's report would be appropriate and the applicants could give factual testimony only tonight.

Rob and Ady Dorsett were sworn in. They stated their positions within Hayden's House are co-founders and that Ady is CEO, Rob is the CFO. They stated Hayden's was established as a non-profit in 2017 and took ownership of this property in 2019. Their retreats usually run from a Thursday to Sunday and at the most would include 12 people and 4 hosts. This year there were 18 retreats and they run spring to fall. They explained the parking areas, food preparation/catering, sleeping accommodations, and the number of bedrooms and bathrooms. There are outside events for the attendees. They have received tax exemption status from the township. They were asked about any complaints they may have received. Rob stated there were regarding landscaping and noise. They have since instituted quiet hours. They were asked about costs for attendees, these are covered by sponsors and fund raising. Rob & Ady do not live at this house, they have a primary residence elsewhere. Board members asked if they did any renovations, if the property is handicapped assessible and if they acquired permits. Regarding the driveway they installed, they stated they removed it. Members also inquired about any zoning violations. Rob stated there was an incident of a whole house type generator fire which required the fire department to be called. Fire officials noted the amount of people at the home which in turn alerted the zoning officer who then cited them for running a commercial business in a residential zone. Board members also asked about the acreage of the property which is 1.36 and the septic system, which Rob stated he spoke to the Warren County Health Department about.

The meeting was then opened up to public questions. Michael Tironi, President of the Countryside Lake Property Owners Association, asked questions on behalf of the association members, most of whom were in attendance. Questions included number of members on the executive board and advisory board, dates and numbers of retreats, if any other events besides retreats are held there, alcohol usage, and lake usage. Jennifer Partyka from 10 Ivan Rd, regarding if the variance was granted, the Lake Association's HOA and the home's septic. Betty Dziamba from 4 Ivan Rd, regarding the children in the neighborhood and the attendees. Steve Smaracko regarding revenue, property insurance and septic. David Brown from 18 Ivan Rd, regarding any other types of retreats held. Peter Rabinowitz from 15 Ivan Rd, regarding the number of hosts. Dennis Dziamba at 4 Ivan Rd, regarding previous use by donors and a contact person.

**Zoning Officer Memo**

Zoning officer, Eric Snyder was in attendance and was questioned by Chairman Tillman regarding the status of the violation. Mr. Snyder stated he is awaiting the board's decision. He also stated if the use variance is issued it could be tailored tightly. There was also discussion regarding having the Health Department check on peak usage of the existing septic system. Chairman Tillman asked the Dorsett's again on their insurance coverage.

A motion was made by Chairman Tillman to carry this application to the next regularly scheduled meeting after receiving the Township planner's report. Motion was seconded. Roll Call vote: O'Neill-yes, Mezzanotte-yes, Starrs-yes, Werner-yes, Walsh-yes, Baley-yes, Tillman-yes.

**Approval of Vouchers:**

Chairman Tillman made the motion to approve the vouchers. Motion was seconded and carried to approve.

**Adjournment:**

A motion to adjourn made by Chairman Tillman was seconded and carried to approve the meeting was adjourned at 10:51 p.m.

Respectfully Submitted:

Doreen Apgar  
Acting Board Secretary