

## Knowlton Township Planning Board

### Minutes

Tuesday, January 24, 2023

There was a reorganization and regular meeting of the Knowlton Township Planning Board on Tuesday, January 24, 2023. Board Attorney Gavan 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.

**Swearing in of new/reappointed members:** Mr. Glynn, Mr. Smith, Ms. Prosser, Mr. Drake, Ms. Cuntala and Mr. Mazza were sworn in by Attorney Gavan.

**Roll call:**

**Present:** Taylor, Cuntala, Smith, Prosser, Glynn, Mazza, Drake  
and Mathez

**Absent:** Bromm, Tironi and Constantino

**Also Present:** Stefanie Williams, Gavan and Bloch

**Election of Chairperson and Vice Chairperson:**

Mr. Mathez made the motion to nominate Clayton Taylor as chairperson, and there was a second. Roll call vote; Mazza-yes, Drake-yes, Cuntala-yes, Smith-yes, Glynn-yes, Mathez-yes, Prosser-yes, Taylor-no vote.

There was a motion to nominate David Smith as vice chairperson, seconded by Mr. Mathez. Roll call vote: Mazza-yes, Drake-yes, Cuntala-yes, Smith-yes, Glynn-yes, Mathez-yes, Prosser-yes, Taylor-yes.

**Appointment of Board Professionals:**

Resolution authorizing appointment of Board Professionals. Mr. Glynn made the motion to approve the resolution, seconded by Mr. Smith. Roll call vote: Mazza-yes, Drake-yes, Cuntala-yes, Smith-yes, Glynn-yes, Mathez-yes, Prosser-yes, Taylor-yes.

**Appointment of Board Secretary:**

As there has not yet been an official board secretary appointed, board Attorney Gavan recommended one of the board members be nominated as temporary board secretary. Mr. Taylor made the motion to nominate Ms. Cuntala, seconded by Mr. Smith. Roll call vote: Mazza-yes, Drake-yes, Smith-yes, Glynn-yes, Mathez-yes, Prosser-yes, Taylor-yes, Cuntala- no vote.

**Designation of Meeting Dates:**

A motion was made and carried to approve the Annual Meeting Notice.

**Designation of Official Newspaper:**

A motion was made by Mr. Glynn and seconded by Mr. Mathez and carried to approve the official newspapers of the town.

**Planning Board Rule of Acceptance:**

A motion was made by Mr. Glynn and seconded by Mr. Drake and carried to approve the rules for Knowlton Planning Board, with the exclusion of the Board Secretary's hours.

**Approval of Minutes:**

Mr. Glynn made the motion to adopt the minutes of October 25, 2022. Motion seconded by Mr. Mathez. Roll call vote: Cuntala-Yes, Smith-Yes, Prosser-yes, Mathez-Yes, Glynn-Yes, Taylor-Yes, Mazza-Abstain, Drake-Abstain.

**Determination of Completeness:**

**#23-001 Triplebrook RV & Camping Resort. LLC, Block 65, Lot 3**

Board Engineer Ms. Williams went over the completeness review. She stated the applicant applied for a minor site plan and is looking to construct a 40 x 80 building. She stated that due to the size of the building this should be considered a major site plan and any fees paid need to be checked to see if they are the proper amount. The application also did not state if any plumbing would be involved. Other items included sidewalks, lighting, environmental impacts, if taxes are paid current and the need for a detailed map. The applicant should seek a waiver being the scope of the project and location of the building. After some discussion the board members agreed to deem the application complete with waivers for completeness only.

**New Business:**

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

The applicant's attorney Ms. Fairweather explained she is here on behalf of Diamond, Verizon and Dish. The project's radio frequency person, Stephanie Koles was sworn in and gave her professional background. Ms. Koles described current and proposed Verizon coverage in the Route 80 corridor area. She explained that Dish Wireless currently has no coverage in the Knowlton area and Verizon has a 1.5 mile gap in coverage. She stated that current towers are not capable of reaching this gap area due to terrain, trees, ground clutter and the mountain. Certain other towers are maxed out as far as upgrades. Board members questioned the intent of the tower was to provide coverage to highly traveled corridors. Public comment for this professional included Allison Baley regarding a coverage standard, Patty Tirone regarding health risks, Mitch Overpeck and Jaime Tirone regarding the upgrade of existing towers. Matt Baley asked about percentage of dropped calls. Ms. Koles noted additional coverage would include portions of Cook, Delaware, Linaberry, Rich and Walnut Roads.

The applicant's engineer, Josh Cottrell was sworn in and gave an overview of the project. There would be a compound made up of a 50x50 foot fence with a gravel driveway into the site. He explained lighting, generator usage and noise, frequency of personal on site and the decommissioning plan in place. Board members questioned the need to see dimensions from the tower to the nearest structure and roadway. Mr. Cottrell also explained DEP permit by rule which includes the monopole, fence and underground utilities. There was then more public comment from Allison Baley, Jaime Tirone and Mitch Overpeck.

Ms. Fairweather stated she would have their planner speak at the next meeting after having time to provide the items requested from the board.

The next professional, Melissa Cooke was sworn in and explained she works for Diamond Communications as Vice President of Utility Sight Development. Diamond Communications is a national tower company and in 2009 Diamond acquired the rights to manage all wireless assets on First Energy structures. She stated Verizon contacted Diamond regarding co-location on two existing utility towers that are within the 1.5 mile coverage gap. One tower was maxed out and both were found to be in wetland transition areas owned by NJDEP which would require DEP permits. She stated it would be extremely unlikely that the DEP would grant permits as they limit development. Board members questioned if these were the only existing sites that could be used. Public comment included why they have not considered any other new locations. Public and Board Members asked Ms. Fairweather if the NJDEP was ever contacted to ask for permission. She stated she would reach out to the Attorney General's office as they represent the DEP.

Attorney Gavan stated for the purpose of everyone this application is carried until the February 28 meeting.

**Other:**

**Lighting Ordinance**

Discussion took place regarding the term lighting fixture, timers and glare. The board requested comments from Zoning Officer, Eric Snyder

**Bills:**

A motion to approve the vouchers was made. Motion seconded by Ms.Cuntala. Roll call vote: Mazza-yes, Drake-yes, Cuntala-yes, Smith-yes, Glynn-yes, Mathez-yes, Prosser-yes, and Taylor-Yes

**Adjournment:**

In a motion made and seconded the meeting adjourned at 10:13 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Doreen Apgar  
Acting Board Secretary