

Knowlton Township Planning Board

Minutes

Tuesday, April 25, 2023

There was a regular meeting of the Knowlton Township Planning Board on Tuesday, April 25, 2023. 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: Bromm, Costantino, Cuntala, Drake, Glynn, Mathez, Mazza, Smith, Prosser and Taylor

Absent: Tironi

Also Present: the board attorney and professionals were not in attendance

Approval of Minutes:

There was discussion regarding the lighting ordinance portion of the minutes. Mr. Smith stated the lighting portion of the master plan should be looked at after the ordinance is done. However, subsequent changes won't be in the master plan.

A motion was made by Ms. Cuntala to adopt the minutes of March 28, 2023. Motion seconded by Ms. Costantino. Roll call vote: Bromm-abstain, Costantino-yes, Cuntala-yes, Drake-yes, Glynn-Abstain, Mathez-yes, Mazza -yes, Smith – yes, Prosser-abstain, Taylor – yes.

Adoption of Resolution:

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

Chairman Taylor noted this was carried from the last meeting. The grammatical errors were corrected, but the board's other comments were not put in. He stated he has not spoken to the attorney about this specifically. There was a question on whether or not some other items discussed at the hearing should have been included. The board's approval for the design waiver for parking that they asked for should be noted. There was then discussion on the sections of the resolution; accepted facts vs. the requirements listed. Chairman Taylor stated the board does not have to act on this, they need to talk to Attorney Gavin about adding items into the resolution that were not included. The board doesn't have to adopt it. A motion to send the resolution back to the attorney to add the changes discussed at the last meeting was made by Mr. Mathez. Motion seconded by Mr. Smith. By a voice vote all were in favor.

Other:

Lighting Ordinance

Mr. Smith and Mr. Mathez stated there was no update this month.

Public Comment:

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

Other Business:

Board of Adjustment Annual Report of 2022

The annual report from the Board of Adjustment lets the Planning Board know what they have been doing for the past year. The Planning Board can then decide if there is a certain type of variance people are requesting all the time and then maybe our ordinances should be looked at. The two applications they had were pre-existing non-conforming. The Log Cabin was spot zoning, there is no other commercial work that can be tied to. The truck stop application dealt with lighting and the Planning Board is addressing that. Chairman Taylor stated the Planning Board needs to take an action to accept the report and if there were any changes it could be modified before the Board of Adjustment can officially accept it. A motion to accept the report was made by Mr. Mathez and seconded by Ms. Cuntala. Roll call vote: Bromm -yes, Costantino-yes, Cuntala-yes, Drake-yes, Glynn-yes, Mathez-yes, Mazza-yes, Prosser-yes, Smith-yes, Taylor-yes. Chairman Taylor requested secretary Apgar send a letter to the Board of Adjustment stating the Planning Board had reviewed the annual report and finds there are no modifications or changes to the ordinance warranted by the applications.

Land Use Board Meeting Times

Chairman Taylor asked Ms. Cuntala how close we are to combining the boards. Ms. Cuntala stated both boards need to be finished with what they are currently working on as per information received from the township attorney. Chairman Taylor believes as far as the schedule they should stick with the Planning Board meeting schedule, but it does depend on the professionals. Ms. Cuntala then asked if it would be possible to discuss who would like to stay on the board as there are nine positions with 2 alternates, possibly up to 4 alternates. Chairman Taylor stated the new board would pick the professionals. The engineer and planner are the same on both boards, but the attorneys differ. With a new board, they could pick all new professionals. There was discussion on the procedure for new applications and the number of open applications on the Planning Board and Board of Adjustment. Discussion then took place regarding the date of the meetings, whereas the Planning Board is the 4th Tuesday of the month and the Board of Adjustment is the 1st Tuesday of the month. Secretary Apgar asked about the meeting time, if the boards combine couldn't the meetings start at 7:00pm instead of 7:30pm. It was the consensus of the board that 7:00pm was agreeable. Ms. Cuntala then stated the township committee needs to appoint who will be on the new board and so that is why they need to know who is interested. To clarify, Chairman Taylor again stated that the question is when this new board is created there has to be a designated day and time. He also asked if anyone was not interested in sitting on the new board. Ms. Cuntala confirmed that she can bring to the committee that everyone is interested in being on the new board. Mr. Mazza reminded the board that if the combining of the boards does not work out it can be changed back to two boards after 6 months.

Mr. Bromm reflected on the lighting ordinance and thinks a few night visits to both commercial and residential sites with the zoning officer would be beneficial. Mr. Mathez stated he thinks the next step is to sit down and incorporate Mr. Snyder's ideas. Mr. Smith stated glare is listed in the nuisance ordinance but the definition is lacking. He continued that the board could put together what they know and revise it later. There was discussion regarding the noise ordinance requiring an engineer with calibrated equipment needed to measure the levels and the cost associated. Mr. Mathez stated it would be better to rely on the subjective opinion of the zoning official. But the board feels the zoning officer wants something cut and dry to take before a judge. Mr. Bromm said the Board of Adjustment has stated they have a recurring and chronic problem that Knowlton has no enforcement. They put conditions on site plans and there are flagrant violations and nothing happens. It was noted the zoning officer works off of complaints. Mr. Smith stated the lighting ordinance needs criteria for someone designing a site plan to follow and there are issues that come up with neighbors residential lighting.

Bills:

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

Adjournment:

A motion was made by Ms. Costantino and seconded, all were in favor. The meeting was adjourned at 8:12 p.m.

Respectfully Submitted:

Doreen Apgar,
Board Secretary