

**TOWNSHIP OF KNOWLTON**  
**COUNTY OF WARREN, STATE OF NEW JERSEY**  
**TOWNSHIP COMMITTEE SPECIAL MEETING**  
**September 28, 2023**

The meeting of the Knowlton Township Committee was held on this date at the Knowlton Municipal Building, 628 Route 94, Columbia, New Jersey and was called to order at 6:00 p.m. by Mayor Van Horn. Mayor Van Horn led the public in the Pledge of Allegiance.

Mayor Van Horn read the following statements “This meeting of the Knowlton Township Committee is being held in compliance with the Open Public Meetings Act: P: 1975, Chapter 231, noting that notice of all regularly scheduled meetings has been published in the *New Jersey Herald* and/or Express Times as well as providing said schedule in the Municipal Clerk’s office.”

**ROLL CALL**

Present: Committeeman Bates, Committeewoman Shipps (via conference call), Mayor Van Horn

Also present: Acting Clerk Molion

**ORDINANCES**

**PUBLIC HEARING/ADOPTION**

2023-14- An Ordinance Amending the Fpz (Single-Family Agricultural Residential, Farmland Preservation) Zone to Include the Entirety of Block 34, Lot 21

**WHEREAS**, property designated as Block 34, Lot 21 on the Tax Maps of the Township of Knowlton, is partially in the FPZ (Single-Family Agricultural Residential, Farmland Preservation) Zoning District and partially in the C-1 (Neighborhood Commercial) Zoning District; and

**WHEREAS**, it appears as those the portion of Block 34, Lot 21 was zoned for commercial use in 2002 pursuant to Ordinance No. 02-03; and

**WHEREAS**, the owner of Block 34, Lot 21, Frank Arena, granted an Easement to the New Jersey Agriculture Retention and Development Program on February 7, 2005, which was recorded in the Warren County Clerk’s Office on February 15, 2005 in Deed Book 1983, Page 130; and

**WHEREAS**, such easement restricts use of Block 34, Lot 21 to agricultural uses in perpetuity; and

**WHEREAS**, Mr. Arena appeared before the Township Committee and requested that his property be rezoned consistent with its limited permitted use of agricultural uses; and

**WHEREAS**, the Township Attorney reviewed the Township Zoning Map and data available from the State Agricultural Development Committee regarding preserved farms in Knowlton Township to confirm that no other preserved farm is located in the C-1 or C-2 Zones; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-62b, the Mayor and Committee of the Township of Knowlton (the “Township Committee”) is authorized and empowered to adopt and amend the zoning ordinances of the Township of Knowlton; and

**WHEREAS**, the Township Committee finds that zoning the entirety of Block 34, Lot 21 to include it in the FPZ Zoning District is consistent with sound zoning and planning practices; and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-62.1, the Township Committee held a public hearing on this ordinance on September 2023; and

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Knowlton, in the County of Warren and State of New Jersey, as follows:

**SECTION 1.** Section 11-269 of the Code of the Township of Knowlton is amended as follows (deletions noted in strikethrough ~~thus~~ and additions noted in bold italic *thus*):

The location and boundaries of said zones or districts are hereby established on the Zoning Map of the Township of Knowlton in Warren County, as amended, dated ~~May 2002~~ **October 2023**, which is attached hereto and hereby made a part of this chapter. Said map and all notations, references and designations shown thereon shall be, as such, a part of this chapter as if the same were all fully described and set forth herein. The Zoning Map is included in a pocket at the end of this chapter.

**SECTION 2.** Attachment 21 to Chapter 11 of the Code of the Township of Knowlton, entitled, Table of Zoning Map Amendments, is hereby amended to add the following:

| Ordinance No.                 | Adoption Date   | Description of Change   |
|-------------------------------|-----------------|---|
| <i>[insert ordinance No.]</i> | <b>928-2023</b> | <b><i>A portion of Block 34, Lot 21 is rezoned from C-1 to FPZ, making the entire lot zoned FPZ</i></b> |

**SECTION 3.** All ordinances or parts of ordinances in conflict or inconsistent with any part of this Ordinance are hereby repealed to the extent that they are in conflict or inconsistent.

**SECTION 4.** If any section, provision, or part of provision of this Ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this Ordinance, or any part thereof, other than the part so held unenforceable or invalid.

**SECTION 5.** This Ordinance shall take effect after passage and publication in the manner provided by law.

**Motion made by Van Horn, Second by Shipps and carried to open public hearing.**

**Motion made by Van Horn, Second by Shipps and carried to close public hearing.**

**Motion made by Shipps, second by Bates and approved by roll call vote: Bates-yes, Shipps-yes, Van Horn-yes. Adoption of Ordinance 2023-14.**

#### **PUBLIC COMMENT**

Mr. Frank Arena wanted to thank the Township for holding this special meeting in regard to his property. Mr. Arena updated the committee on the warehouse application process in Blairstown. The Blairstown land use board advised Mr. Arena that the site plan for the warehouse were deemed complete on July 17<sup>th</sup>. Their next scheduled meeting will be on October 16<sup>th</sup>. Deputy Mayor Shipps suggested compiling a list of all bus stops along the route where trucks will be traveling throughout Knowlton and inviting the parents of those children to come to the Blairstown land use board meeting to voice their concerns. Mr. Arena requested a letter from the Township stating that his property has been farmland preserved since 2005 and was not zoned correctly. Committeeman Bates states that it would need to be approved by our Township attorney before a letter can be drafted.

Mr. Rene Mathez states the location of the proposed warehouse driveway could be a traffic hazard for other drivers. The rate it would take for trucks to get up to the suggested speed could cause accidents for others on the road.

#### **ADJOURNMENT**

**Motion made by Van Horn, second by Bates and carried to adjourn tonight's meeting at 7:00 pm.**