

KNOWLTON TOWNSHIP LAND USE BOARD

RESOLUTION OF MEMORIALIZATION

Approved: 12/23/25
Memorialized: 1/27/26

IN THE MATTER OF
KAIJALA RESIDENCE
C VARIANCE APPLICATION
LOTS 9, BLOCK 72
APPLICATION NO. 25-002

WHEREAS, Steven Kaijala (hereinafter referred to as the "Applicant") applied for bulk variance approval with the Township of Knowlton Land Use Board (hereinafter known as the "Board") for land with a street address of 5 Pine Tree Lane in the Township, and

WHEREAS, the application was deemed complete on 12/23/25, and

WHEREAS, a public hearing with notice was held on 12/23/25, at which time the Board rendered its decision on the application in accordance with the requirements of N.J.S.A. 40:55D-10(g), and,

WHEREAS, the applicant appeared pro se.

WHEREAS, it was determined that the Applicant has complied with all of the rules, regulations, and requirements of the Board and that all of the required provisions of compliance have been filed with the Board, and

WHEREAS, the Board has received as part of the hearing process the following testimony and documentary evidence submitted by the Applicant and its consultants and the Board staff:

The Board incorporated the testimony and report of its Engineer, along with his report dated 10/20/25.

The Board also had the benefit of the following submitted by the Applicant:

1. Knowlton Township Land Development Application dated October 5, 2025,
2. Consent of Owner and Affidavit of Ownership, dated September 30, 2025,
3. Knowlton Township's Checklist H (Variances), dated October 3, 2025,
4. Site Inspection Authorization, dated October 10, 2024,
5. Knowlton Township Certification of Taxes Paid, dated August, 19, 2025,
6. Zoning Permit Denial, dated September 2, 2025,
7. Photograph of the subject property and neighboring property, undated,
8. Copy of Survey entitled Survey of Property, prepared by Lakeland Surveying, dated August 2, 2025, consisting of one sheet, with proposed improvements sketched on.
9. Architectural plans entitled Addition for Kaijala Family, prepared by O'Brien Architects Inc., dated September 23, 2025, containing one sheet.

The applicant is seeking a bulk variance to add on to the existing single-family home located in the FP Farmland Preservation Zone. The subject property is located along the Delaware River and within its associated flood hazard area.

The applicant seeks to add a 440-square-foot addition to the right side of the existing one-story dwelling. The addition proposes expanding and converting the existing garage into living space, along with the construction of a new garage. The addition also includes increasing the screened-in porch across

the rear of the addition. An 8-foot-by-12-foot shed is shown on the submitted plan.

Relief required:

1. Side yard setback (right side) for proposed addition:

- Required (F-PD formula based on building area): increases from 17.06 ft (existing) to 22.74 ft due to the addition.
- Proposed: 9.0 ft.
- Current condition at that side: 23.9 ft (becomes nonconforming with the addition).

2. Impervious coverage:

- Zone maximum: 15%.
- Calculated proposed: ~22.4% (driveway and improvements).

3. Accessory structure (shed) side yard:

- Shed currently compliant at 18.6 ft, but must meet principal building setback; with increased principal setback requirement, shed becomes technically nonconforming; no relocation proposed.

4. Floodplain/Flood Damage Prevention:

- Entire property within flood hazard area (along river).
 - a. Topographic survey submitted; house finished floor is just over 1 ft above flood elevation (compliant).

- b. Proposed garage at ground level is within floodplain; finished living areas remain above flood elevation.
- c. Applicant must comply with State DEP flood rules and local Flood Damage Prevention Ordinance (administrative review)-anticipated path: General Permit by Certification.
- d. Requirements include engineering certifications, flood vents for garage/crawl/any enclosed areas below base flood, elevation of mechanicals, and no below-grade spaces that retain water.
- e. Local ordinance mirrors State DEP; relief from local flood ordinance not sought (and DEP compliance still required).
- f. Board/Staff process: zoning sign-off requires DEP approval and local flood permit; construction office will verify flood provisions on plans.
- g. Existing garage to be converted to living space and raised to match the main house floor (eliminating steps between house and converted garage).
- h. There will be a step from the converted living space to the new garage (garage lower).

The applicant testified that the purpose of the addition:

- a. Single-story addition with new garage to accommodate aging-in-place needs:
- b. Enclosed garage for sheltered access (existing 1950s garage too narrow to open car door safely).
- c. Second toilet and a walk-in shower (current bath setup insufficient).
- d. Small home office area (current lack of space).
- e. Health considerations: significant arthritis and past injuries; spouse with deteriorating vision. Avoiding stairs is essential; additionally, it provides one-level living adjacency.

- Alternative locations:

- i. Rear addition not feasible due to steep grade drop toward river, roughly 18-20 ft behind house (significant slope/"cliff"), structural complexity for footings, poor internal flow, and driveway access issues.

- Neighborhood context:

- j. Narrow, undersized lots in F-PD; neighbor's side setback ~23.5 ft; proposed design considered consistent with area patterns.

- Driveway:

The existing grade is high at the house, causing drainage to the front (road/field) and to the rear (river)—a slight

right-side slope toward the neighbor. There are concerns about avoiding increasing runoff to the neighbor.

Runoff concerns can be mitigated by requiring all roof leaders to be routed to the rear, toward the river. It is also noted that soils are very permeable; this condition is expected to more than offset the added roof area currently draining the right side.

Side yard concern (9 ft) is acknowledged, and the Board noted:

- Lot is undersized (60,000 sq ft zone standard vs. ~20,000 sq ft lot; to be confirmed).
- Area context includes multiple small legacy lots; proposed massing is consistent with the neighborhood.
- Left side yard remains 24.6 ft, allowing emergency access to the rear if needed.

The increase in impervious coverage is considered modest in the context of the entire application and site conditions; routing roof leaders to the rear mitigates the drainage impact.

Flood compliance will be ensured via DEP approval and a local flood permit before zoning/building permits.

The three variances needed in this matter are:

- Variances:
 - 1) Right side yard setback: 9.0 ft, where 22.74 ft is required.

2) Impervious coverage: up to 22.4%, where 15% allowed.

3) Accessory structure (shed) side yard technical nonconformity due to increased principal setback (shed to remain).

The meeting was open to the public without comment.

WHEREAS, the Board, in reviewing the foregoing testimony and documentary evidence, makes the following findings of fact and conclusions:

The Board considered the Applicant's testimony, the Board engineer's report and testimony, and the Members' comments. The Board finds the Applicant's testimony to be credible. The Board finds that some Purposes of Land Use are supported. The Board also finds that the proposal will be an improvement.

NOW, THEREFORE, BE IT RESOLVED that the Knowlton Land Use Board does hereby approve the variance application.

This approval is subject to the following terms and conditions:

1. This approval is contingent upon payment of all applicable fees and taxes associated with the property in question and this application.
2. Topographic survey: Applicant stated sealed originals exist; Board requires sealed copies on file (redlined

copies not acceptable). To be provided administratively.

3. Side door on new garage, a roll-up/door on garage side added; will be included on architect's revisions.
4. Obtain NJDEP approval (as applicable, anticipated General Permit by Certification).
5. Obtain local Flood Damage Prevention Permit; comply with all flood ordinance requirements (flood vents, elevated mechanicals, no below-grade enclosures).
6. Route all roof leaders from the addition (and reconfigured roofs) to the rear toward the river.
7. Driveway to be paved; configuration generally as proposed; any substantial changes subject to administrative review by Board Engineer.

The undersigned certifies that the preceding is a true copy of the action taken by the Land Use Board of the Township of Knowlton at its regular meeting of 12/23/2025.



Knowlton Land Use Board
Doreen Apgar, Sec.

**KNOWLTON LAND USE BOARD
RESOLUTION OF MEMORIALIZATION**

Decided: 12/23/2025

Memorialized: 01/27/2026

**IN THE MATTER OF Quiet Valley Printing/Deroche
PRELIMINARY & FINAL SITE PLAN APPLICATION
COMPLETENESS REVIEW
BLOCK 12, LOTS 7, 8 & 9
APPLICATION NO. 23-004**

WHEREAS, an application has been made to the Land Use Board from Quiet Valley Printing. The application is for the property known as Block 12, Lots 7, 8 & 9, as depicted on the Tax Maps of Knowlton Township and

WHEREAS, the Board received a letter from the applicants legal counsel asking that the completeness review be carried, and

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of Knowlton Township as follows:

The Board reviewed the submission from the applicant's legal counsel to carry the completeness review on this application.


The Board determined it was best practice and would be no prejudice to the applicant to deem the matter incomplete at this time.

Adopted this 27th day of January 2026 by a majority of the

members of the Board present at such meeting who voted for the
action taken on December 23, 2025.

Knowlton Land Use Board

By:



Doreen Apgar, Secretary