

Knowlton Township Planning Board
Minutes
Tuesday, January 24, 2017

There was the reorganization and regular meeting of the Knowlton Township Planning Board on Tuesday, January 24, 2017. William Thayer led the Board in the flag salute at 7:33 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 Star Gazette and Express Times, as well as providing said schedule in the Municipal Clerk's Office.

Swearing in of New/Reappointed Members

The oaths of office were administered to Cuntala, Tironi, Drake, Murray, and Starrs.

Roll call:

Present: Taylor, Bromm, Glynn, Starrs, Drake, Murray, Cuntala, Tironi, and Smith

Absent: Costantino and Prosser

Also Present: Thayer, Bloch, and Rodman

Reorganization:

Election of Chairman

Attorney Thayer called for a nomination for the election of a Chairman. Mr. Smith made the motion to elect Clayton Taylor as Chairman. Motion seconded by Ms. Cuntala. With there being no further nominations, the nominations were closed. Roll Call Vote: Glynn-Yes, Smith-Yes, Drake-Yes, Bromm-Yes, Tironi-Yes, Cuntala-Yes, Murray-Yes, Starrs-Yes, and Taylor-Yes.

Election of Vice Chairman

Chairman Taylor called for a nomination for the election of a Vice Chairman. Mr. Glynn made the motion to elect David Smith as Vice-Chairman. Motion seconded by Mr. Tironi. With there being no further nominations, the nominations were closed. Roll Call Vote: Glynn-Yes, Smith-Yes, Drake-Yes, Bromm-Yes, Tironi-Yes, Cuntala-Yes, Murray-Yes, Starrs-Yes, and Taylor-Yes.

Appointment of Board Professionals

Ms. Cuntala made the motion to appoint the Board Professionals: Attorney William Thayer, Engineer Ted Rodman, and Planner Joseph Layton. Motion seconded by Mr. Smith. Roll Call Vote: Glynn-Yes, Smith-Yes, Drake-Yes, Bromm-Yes, Tironi-Yes, Cuntala-Yes, Murray-Yes, Starrs-Yes, and Taylor-Yes.

Appointment of Board Secretary

Mr. Glynn made the motion to appoint Alfia Schemm, as the Board Secretary. Motion seconded by Ms. Cuntala. Roll Call Vote: Glynn-Yes, Smith-Yes, Drake-Yes, Bromm-Yes, Tironi-Yes, Cuntala-Yes, Murray-Yes, Starrs-Yes, and Taylor-Yes.

Designation of Meeting Dates, Time, and Place

The Board discussed the scheduled December date of December 26th. It was agreed to leave the schedule as proposed and to revisit the date as the Board gets closer to that time, as the Board can then review alternative dates or a meeting might not even be necessary.

Ms. Cuntala made the motion to designate the Meeting dates as the 4th Tuesday of the month, 7:30 p.m., at the Knowlton Township Municipal Building. Motion seconded by Mr. Smith. Voice Vote: Glynn-Yes, Smith-Yes, Drake-Yes, Bromm-Yes, Tironi-Yes, Cuntala-Yes, Murray-Yes, Starrs-Yes, and Taylor-Yes

Designation of Official Newspaper

Mayor Starrs reviewed that the Governing Body will be designating the Star Gazette and the Express Times as Official Newspapers.

Ms. Murray made the motion to designate the Official Newspapers (Star Gazette and Express Times) same as the Governing Body. Motion seconded by Mr. Bromm. Voice vote: Glynn-Yes, Smith-Yes, Drake-Yes, Bromm-Yes, Tironi-Yes, Cuntala-Yes, Murray-Yes, Starrs-Yes, and Taylor-Yes.

Planning Board Rules Acceptance

The Board discussed having to amend #14 in the rules to address the designation of the Official Newspapers.

Mr. Smith made the motion to adopt the Planning Board Rules, as amended. Motion seconded by Ms. Cuntala. Voice Vote: Glynn-Yes, Smith-Yes, Drake-Yes, Bromm-Yes, Tironi-Yes, Cuntala-Yes, Murray-Yes, Starrs-Yes, and Taylor-Yes.

Approval of Minutes:

Mr. Bromm made the motion to adopt the minutes of December 27, 2016. Motion seconded by Mayor Starrs. Roll call vote: Glynn-Yes, Smith-Yes, Drake-Abstain, Bromm-Yes, Tironi-Abstain, Cuntala-Abstain, Murray-Abstain, Starrs-Yes, and Taylor-Yes.

New Business:

#16-002 TA of America, Block 12, Lot 11.01, 11.02

Chairman Taylor and Mr. Tironi recused themselves and sat in the audience. George Dilts, Esq. was present on behalf of the Applicant. Attorney Dilts reviewed that notice was provided. Also present: Robert Wellert, Ken Littlefield, and Walter Fouche, who were all sworn in. Attorney Dilts reviewed the documents for this evening: plans revised 10-27-16, Rodman Report of 12-23-16, Environmental Email of 1-14-17, and the Bloch report of 1-24-17. It was noted that there was an updated Rodman report of 1-19-17.

Robert Wellert reviewed his qualifications as an Engineer. He reviewed the existing conditions on the site and he presented the proposal to replace an existing canopy with a new canopy, with two additional dispensers, and the installation of an underground bio-diesel tank with cabinet. He addressed the relocation of the landscaping and lighting. He stated that the canopy lighting would remain the same and that they would lose 6 auto parking spots but he feels that there is excess parking onsite, which was reviewed and discussed. The removal of the motel was discussed and the Applicant stated that they are willing to satisfy the Board Engineer if there is an issue with the number of parking spaces. He stated that the proposal would be a benefit to the traveling public. The Applicants then went on to discuss the canopy. The following was submitted and marked as an exhibit:

- A-1 Photograph of canopy
- A-2 Photograph of canopy
- A-3 Photograph of canopy

The proposed signage on the canopy was discussed along with the traffic onsite circulation and the proposed biodiesel fuel tank and blending cabinet. The setback variances were discussed.

The hearing was opened to the public for questions of Mr. Wellert.

Louis Weber stated his concern over the access to the rear of the property for future development. He stated that he can provide a copy of the deed/easement information.

With there being no further public comments and questions, the hearing was closed to the public for questions of Mr. Wellert.

Ken Littlefield reviewed his experience as an Environmental Consultant and he addressed the Environmental Commission's report at great length. He reviewed the Environmental cases that have been filed and how they have been addressed. He stated that he can provide a written report on what he addressed this evening. He stated that the Township should be copied on their updates. Board Engineer Rodman asked that the Board receive all of the information presented this evening. The Board continued to discuss the sewer capacity and if there will be an increase in usage and Board Engineer Rodman stated that the matter should be reviewed with the sewer authority.

The Applicant then went on to address Board Engineer Rodman's report of January 19, 2017 at great length. The Applicants confirmed that they continue to meet the conditions of the conditional use. They stated that they can provide their spill manual to the Board. Mayor Starrs asked if they are going to attract more truck traffic with the bio-diesel. The Applicants stated that this option allows them to mix their own product rather than buying the product out right. Board Engineer Rodman suggested that the new proposal be reviewed by the Fire Department for overall fire protection and that the Maintenance Records be sent to the Township. The Applicants stated that they can comply with Board Engineer Rodman's comments and they can provide a circulation plan. The Applicant and the Board continued to review the proposal. Board Planner Bloch stated that he thinks that his comments have been addressed; however, he did note that the Applicant did not have a Professional Planner to present testimony. He did review the two setbacks variances, which were discussed. The possible conditions of an approval were discussed. Mayor Starrs questioned whether there is an increase in risk to the Residents and what are the benefits to the Residents and Community, which was addressed by the Applicants. They stated that the canopy does need to be replaced. Mr. Smith stated a concern with the safety of the blending cabinet and the Board also discussed the access to the property in the rear. The Applicants and the Board continued to discuss the safety of the cabinet and protecting it from being damaged. The Board then discussed the items outlined in Board Engineer Rodman's report that were waived for completeness. The Applicants stated that they would supply #8 and the setback variances were reviewed again. The Board Members continued to discuss the proposal.

Mr. Glynn made the motion to grant the waivers for Items: #6, #7 and #9. Motion seconded by Ms. Cuntala. Roll call vote: Glynn-Yes, Smith-Yes, Drake-Yes, Bromm-No, Cuntala-Yes, Murray-Abstain, and Starrs-Yes.

Mr. Glynn made the motion to grant the two variances, as discussed and agreed to this evening. Discussion on the motion: Mayor Starrs asked that the vote on the variances be separated. Mr. Glynn withdrew his motion.

Mr. Glynn made the motion to grant the setback variance for the canopy, as discussed and agreed to this evening. Motion seconded by Mayor Starrs. Roll call vote: Glynn-Yes, Smith-Yes, Drake-Yes, Bromm-Yes, Cuntala-Yes, Murray-Yes, and Starrs-Yes.

Mr. Glynn made the motion to grant the setback variance for the mixing cabinet, as discussed and agreed to this evening. Motion seconded by Ms. Cuntala. Roll call vote: Glynn-Yes, Smith-Yes, Drake-Yes, Bromm-No, Cuntala-Yes, Murray-No, and Starrs-No.

The Board and the Applicant discussed the conditions of a site plan approval. Attorney Dilts reviewed what was agreed to: review the number of parking spaces required, lighting under the canopy will be flush mounted, an additional drain will be added to the canopy drainage system, the Littlefield Report will be submitted, coordinate with the sewer authority to review the proposal, clarification on Kitchen Road, rail and shrubs to be added along with the bollards that were shown to protect the cabinet, modify the plan to address Board Engineer Rodman's report, copies of the Maintenance Records are to be supplied to the Township, outside approvals, all revised submissions are subject to the review of the Board Professionals, updated survey, spills procedure book to be submitted, all of the standard conditions, and review/input from the Fire Department. Board Engineer Rodman stated that no permits should be issued until all of the conditions are satisfied.

Ms. Murray made the motion to grant site plan approval, as discussed and agreed to this evening. Motions seconded by Mr. Glynn. Roll call vote: Glynn-Yes, Smith-Yes, Drake-Yes, Bromm-No, Cuntala-Yes, Murray-Yes, and Starrs-No.

Chairman Taylor and Mr. Tironi resumed their positions on the Board.

Open to the Public:

Chairman Taylor opened the meeting to the public. With there being no public comment, the meeting was closed to the public.

Payment of Vouchers:

Mr. Bromm made the motion to approve the vouchers. Motion seconded by Ms Cuntala. Roll call vote: Glynn-Yes, Smith-Yes, Drake-Yes, Bromm-Yes, Cuntala-Yes, Murray-Yes, Starrs-Yes, Tironi-Yes, and Taylor-Yes.

Adjournment:

In a motion made and seconded the meeting adjourned at 10:48 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
2/28/17