

LIBERTY TOWNSHIP LAND USE BOARD

Minutes – September 19, 2007

The Liberty Township Land Use Board met for a regular meeting on Wednesday, September 19, 2007 in the Municipal Building 349 Mt. Lake Rd, Great Meadows, N.J. Chairman Cummins opened the meeting (7:31 p.m.) and declared that all aspects of the Open Public Meeting Act had been met by posting notice of this meeting on the bulletin board in the Municipal Building and notifying the Municipal Clerk. Advertisement of notice was placed in the Star-Ledger of Newark and the Express Times of Easton, PA.

ROLL CALL:

<i>Present:</i>	Carl Cummins	Rudy Pasko
	Beverly Gloumakoff	Greg Sipple
	Dan Grover	Eric Tibak
	John Inscho	Joanne Ward
	Wayne Jarvis	Peter Wicki
	Peter Karcher	Kathy Dossena, Administrator
	Richard Schneider, Esq.	Tom Quinn, PE
<i>Absent:</i>	Ray Sosnovik	

MINUTES: The minutes of the August 15, 2007 meeting were approved with one correction by motion of Mr. Grover, seconded by Mrs. Gloumakoff with roll call as follows:

Ayes: Mr. Pasko, Mr. Jarvis, Mr. Tibak, Mayor Inscho, Mr. Grover, Mr. Karcher, Mrs. Gloumakoff, Mr. Wicki, Mrs. Ward, and Mr. Cummins

Nays: None recorded

Abstain: Mr. Sipple because of absence.

Motion carries with Ten (10) affirmative votes.

APPLICATIONS:

Docket #07/05: Minor Subdivision (Lot Line Adjustment) for Blk 21.01, Lot 2.01 Free Union Road – Tim O'Brien, Applicant. (7:36 p.m. – 8:30 p.m.)

Wayne Jarvis has stepped down from the dais as he is the surveyor for Mr. O'Brien. Mr. O'Brien and Mr. Jarvis were sworn-in by Attorney Schneider.

Completeness Review: As all necessary checklist items have been submitted, a motion was made by Mr. Sipple to deem this application file complete. Mr. Grover seconded the motion with roll call as follows:

Ayes: Mr. Pasko, Mr. Grover, Mrs. Gloumakoff, Mr. Wicki, Mr. Tibak, Mr. Sipple, Mr. Karcher, Mrs. Ward, and Mr. Cummins. (Mayor Inscho stepped out to answer a phone call.)

Nays: None recorded

Abstain: None recorded

Motion carries with nine (9) affirmative votes.

This application proposes to reapportion lot areas between two existing lots know as Lots 2.01 and 5.04. Each lot currently contains a residential dwelling. Tim O'Brien's home is located on Lot 5.04 which will go from approximately two(2) acres in area to approximately 22 acres. The dwelling on Lot 2.01 is occupied by Mr. & Mrs. Larry O'Brien, parents of Tim O'Brien. Lot 2.01 will go from approximately 27 acres to approximately seven (7) acres. Tim O'Brien has approval to build a barn which, without this lot line adjustment, would be on Larry O'Brien's property. The barn will now be on Lot 5.04. This lot line adjustment is also being done for legal reasons. Engineer Quinn went over his report dated September 18, 2007.

Discussion ensued as to the dedication of 25 feet to the Township for road improvements. Mr. Jarvis stated that Mr. O'Brien does not own out to the road in certain areas and therefore there will not be a clean dedication. Mr. Jarvis also stated that he prepared the maps showing the crosshatched areas on the advice of the former Township Engineer, Rich Vollmar. Tim O'Brien is willing to grant the dedication to the township. It was suggested that the right-of-way easement be done without requiring metes and bounds descriptions.

Chairman Cummins opened the meeting to the public for comment. As no comments were made, this portion was immediately closed.

A motion was made by Mr. Wicki to approve the minor subdivision (lot line adjustment) subject to the following:

- The applicant shall convey the area referenced as roadway easement at the intersection of Quenby Mountain Road and Free Union Road previously an easement in fee simple to the Township.
- The applicant shall also grant a 25-foot easement from the center line of the respective roads for the purposes of road improvement in easement form acceptable to Engineer Quinn subject to the rights of discharge as stated by Mr. Jarvis.

Mr. Grover seconded the motion with roll call as follows:

Ayes: Mr. Pasko, Mr. Tibak, Mayor Inscho, Mr. Sipple, Mrs. Gloumakoff, Mr. Grover, Mr. Wicki, Mr. Karcher, and Chairman Cummins.

Nays: None recorded

Abstain: None recorded

Motion carries with nine (9) affirmative votes.

Docket #07/06: Interpretation (B-Variance) Blk 10, Lot 9.01. Dr. Cindy Weagley would like to use the property at 3 Hope Road (formerly Pep & Walt's Bar) as a veterinary clinic.

Wayne Jarvis is now back at the dais. Cindy Weagley, D.V.M. is sworn-in by Attorney Schneider. The site is located in the B-1 zone which allows physician's offices. Attorney Schneider read the definitions and the ordinance. Dr. Weagley and her husband are both veterinarians who presently operate a mobile veterinary service to this community. There is not a veterinary clinic located nearby. Dr. Weagley stated that she feels locating her clinic on this site will be beneficial to the community. She stated that there are no plans to board animals. An animal may have to be hospitalized for medical reasons. There will no be outdoor runs. They plan to operate Monday through Friday and ½ day on Saturday. At this point Dr. Weagley (husband – we did not get his first name) entered the room. They will use a cremation service therefore nothing will be done on site. The Weagley's will not personally occupy the premises. They will also not be treating any large animals. Shampoos and dips used are biodegradable. There is presently a cess pool located on the property. The noise factor was discussed. A site plan will also be required. Chairman Cummins opened the meeting to the public at 8:55 p.m. As there were no comments made, this portion was immediately closed. A motion was made by Mrs. Gloumakoff that a veterinary clinic is a permitted use in the B1 zone and therefore, the Weagley's should proceed to submitting a formal site plan application. Mr. Grover seconded the motion with roll call as follows:

Ayes: Mr. Pasko, Mr. Jarvis, Mr. Tibak, Mayor Inscho, Mr. Sipple, Mrs. Gloumakoff, Mr. Grover, Mr. Wicki, and Chairman Cummins.

Nays: None recorded

Abstain: None recorded

Motion carries with nine (9) affirmative votes.

DISCUSSION:

Checklists: This will be discussed at the October meeting when Planner Snyder can be present.

Cillo Variance Application, Block 21.01 Lot 3: Attorney Schneider noted that he received a call from Zoning Officer Snyder requesting that this Board verify that a zoning permit can be issued to the Cillo's based on the plans submitted. Discussion ensued as to the confusion with this application. It was suggested that the head of the site plan committee meet with Zoning Officer Snyder before the meeting to go over the plans. The Board members agreed that they have no objection to the issuance of the zoning permit.

Flowers: Chairman Cummins suggested that the Board send flowers to Mrs. Snyder (Eric Snyder's wife underwent major surgery today). A motion was made by Mayor Inscho to go ahead and send the flowers and to include the Township Committee on the card. Chairman Cummins seconded the motion followed by a roll call of all ayes. No objections were raised.

Compliance Packet: Mrs. Dossena stated that she sent a letter to Ms Katsaros and Ms Mansmann as their compliance packet was not filed within the required time. They both came in after receiving the letter and explained their confusion. We will have the letter within a couple of days and it will be read at the October meeting.

BILLS:

A motion was made by Mr. Tibak to approve the bills presented tonight. Mr. Jarvis seconded the motion with roll call as follows:

Ayes: Mr. Pasko, Mr. Jarvis, Mr. Tibak, Mayor Inscho, Mr. Sipple, Mrs. Gloumakoff,
Mr. Grover, Mr. Wicki, and Chairman Cummins.

Nays: None recorded

Abstain: None recorded

Motion carries with nine (9) affirmative votes.

ADJOURNMENT: Chairman Cummins honored a motion for adjournment at 9:10 p.m. from Mr. Pasko, seconded by Mayor Inscho followed by a unanimous roll call.

Respectfully submitted,

Kathy Dossena
Land Use Administrator