

# LIBERTY TOWNSHIP LAND USE BOARD

Minutes – October 17, 2007

The Liberty Township Land Use Board met for a regular meeting on Wednesday, October 17, 2007 in the Municipal Building 349 Mt. Lake Rd, Great Meadows, N.J. Chairman Cummins opened the meeting (7:30 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	Ray Sosnovik
	John Inscho	Eric Tibak
	Wayne Jarvis	Joanne Ward
	Eric Snyder, PP	Kathy Dossena, Administrator
<i>Absent:</i>	Peter Wicki and Peter Karcher	

**MINUTES:** The minutes of the September 19, 2007 meeting were approved as written by motion of Mrs. Gloumakoff, seconded by Mayor Inscho with roll call as follows:

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

Nays: None recorded

Abstain: Mr. Sosnovik because of absence.

Motion carries with nine (9) affirmative votes.

## RESOLUTIONS:

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

This Resolution grants approval for the Minor Subdivision (Lot Line Adjustment) with conditions. A motion was made by Mr. Sipple to approve the Resolution as written.

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

Ayes: Mr. Pasko, Mr. Grover, Mrs. Gloumakoff, Mr. Tibak, Mr. Sipple, Mrs. Ward, and Mr. Cummins.

Nays: None recorded

Abstain: None recorded

Motion carries with seven (7) affirmative votes.

**Minutes – 10/17/07**

***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.***

This Resolution states that a veterinary clinic is allowed in the B1 zone. The Board did list conditions to this determination. A motion was made by Mr. Grover to approve this Resolution as written. Mrs. Gloumakoff seconded the motion with roll call as follows:

Ayes: Mr. Pasko, Mr. Jarvis, Mr. Tibak, Mayor Inscho, Mr. Sipple, Mrs.

Gloumakoff, Mr. Grover, and Chairman Cummins.

Nays: None recorded

Abstain: None recorded

Motion carries with eight (8) affirmative votes.

**DISCUSSION:**

***Checklists:*** Two letters were received from Medina Engineering noting recommendations for revisions to the checklists. Discussion ensued and Mrs. Dossena was asked to write a letter back to Medina. A motion was made by Mr. Sipple that the letter should state that the Board members have considered the comments and, at this time, do not feel that revisions are warranted. Mr. Tibak seconded the motion with roll call as follows:

Ayes: Mr. Pasko, Mr. Jarvis, Mr. Tibak, Mayor Inscho, Mr. Sipple, Mrs. Gloumakoff,

Mr. Grover, Mr. Sosnovik, and Chairman Cummins.

Nays: None recorded

Abstain: None recorded

Motion carries with nine (9) affirmative votes.

***Compliance Packet:*** Mrs. Dossena read a letter submitted with the compliance packet for Ms Katsaros and Ms Mansmann, Docket #07/03. This Resolution was a conditional use approval for Blk 11, Lot 37 to permit an ECHO structure to be placed on the property. A motion was made by Mrs. Gloumakoff to accept the compliance packet as submitted. Chairman Cummins seconded the motion with roll call as follows:

Ayes: Mr. Pasko, Mr. Jarvis, Mr. Tibak, Mayor Inscho, Mr. Sipple, Mrs. Gloumakoff,

Mr. Grover, Mr. Sosnovik, and Chairman Cummins.

Nays: None recorded

Abstain: None recorded

Motion carries with nine (9) affirmative votes. This file is now closed.

Mr. Jarvis suggested that in the future any Resolution dealing with ECHO housing be recorded in the Warren County Clerk’s office. The Board members agreed that this should be done.

***Fees for Sheds and Decks:*** Mrs. Dossena stated that she feels the Board should consider raising the fees for shed and decks. The fees are too low to cover the costs involved. A motion was made by Mayor Inscho to raise the application fee for sheds and decks to \$250 and the review fee for sheds to \$500. 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. Sosnovik, and Chairman Cummins.

Nays: None recorded

Abstain: None recorded

Motion carries with nine (9) affirmative votes.

***Revisions to Ordinances concerning Mt. Lake:*** Planner Snyder presented a draft ordinance for amendments to the R-4 Residential Zone to provide a measure of flexibility to homeowners wishing to make improvement in the Mt. Lake Community. The Board made some revisions and Planner Snyder will update the draft. A motion was made by Mr. Sipple that the revised draft ordinance be sent to the Township Committee with this Board's recommendation for adoption. Mrs. Gloumakoff seconded the motion with roll call as follows:

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

Nays: None recorded

Abstain: None recorded

Motion carries with nine (9) affirmative votes.

**OPEN TO PUBLIC:** Chairman Cummins opened the meeting to the public at 8:20 p.m. Mr. & Mrs. Scott Flanders requested to speak to the Board concerning their Zoning Board application. Mr. Flanders started to hand information to the Board members. Mrs. Dossena told Mr. Flanders that the Board members cannot discuss his application with him until he has served proper notice. Planner Snyder also discussed the options that the Flanders have.

## **BILLS:**

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

Ayes: Mr. Pasko, Mr. Jarvis, Mr. Tibak, Mayor Inscho, Mr. Sipple, Mrs. Gloumakoff,  
Mr. Grover, Mr. Sosnovik, 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 8:27 p.m. from Mr. Pasko, seconded by Mayor Inscho followed by a unanimous roll call.

Respectfully submitted,

Kathy Dossena  
Land Use Administrator