

LIBERTY TOWNSHIP LAND USE BOARD

Minutes – July 21, 2010

The Liberty Township Land Use Board met for a regular meeting on Wednesday, July 21, 2010 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:

Present: Carl Cummins
Beverly Gloumakoff
Dan Grover
John Inscho
Wayne Jarvis
Richard Schneider, Attorney
Kathy Dossena, Land Use Administrator

Pete Karcher (7:35 p.m.)
Rudy Pasko
Dave Schaaf
Eric Tibak

Absent: Ray Sosnovik, Joanne Ward, and Pete Wicki

MINUTES:

The Minutes of the May 19, 2010 meeting were approved as written by motion of Mrs. Gloumakoff. Chairman Cummins seconded the motion with roll call as follows:

Ayes: Mr. Pasko, Mr. Tibak, Mrs. Gloumakoff, and Chairman Cummins

Nays: None recorded

Abstain: None recorded

Motion carries with four (4) affirmative votes.

The Minutes of the June 16, 2010 meeting were approved as written by motion of Chairman Cummins. Mrs. Gloumakoff seconded the motion with roll call as follows:

Ayes: Mr. Pasko, Mrs. Gloumakoff, Mr. Schaaf, and Chairman Cummins.

Nays: None recorded

Abstain: None recorded

Motion carries with four (4) affirmative votes.

APPLICATION:

Docket #2/10 – Variance for side-yard setback for addition to primary structure on Blk 46, Lot 1. Todd Cerami, Applicant

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Note: Wayne Jarvis had left the dais to become a member of the public for this application.

Completeness Review: Todd Cerami was present and sworn-in by Attorney Schneider. Mrs. Dossena stated that proper notice had been served and verified. The checklist items were read and discussed. Architectural drawings were submitted however the elevations of the proposed structure were missing. The Board members want to see the elevations therefore this item will be waived for completeness only and will be a condition of any action taken tonight. A motion was made by Mr. Inscho to deem the application complete noting that the elevations must be added to the architectural drawings. The motion also included the granting of waivers for checklist items 5, 7, 8, 15, 16, 18 along with the grading plan. Chairman Cummins seconded the motion with roll call as follows:

Ayes: Mr. Pasko, Mr. Tibak, Mr. Inscho, Mrs. Gloumakoff, Mr. Grover, Mr. Karcher, Mr. Schaaf, and Chairman Cummins.

Nays: None recorded.

Abstain: None recorded.

Motion carries with eight (8) affirmative votes

Hearing: Mr. Cerami stated that the one-story addition is approximately 14' x 20' and is located in the rear of the home. The required side-yard setback is 15 feet. The existing setback is 20'7" therefore the variance would be to allow a side-yard setback of 6'8". Mr. Cerami stated that the rear of the home is the only feasible location for the addition as the garage side would be too costly since a full nine (9) foot cement foundation would be required. The front of the home has a full porch that was just recently added. The opposite side of the home has a full masonry fireplace and the grade is very steep. It was also noted that this addition would not be seen from the road because of the steep slope of the property. There is an existing oil tank in the ground and the Board suggested that it be removed before the addition is started. Mr. Cerami also noted that the addition is needed because his family is expanding.

Discussion ensued concerning the existing deck which does not show any expansion being done to it on the submitted plans. As Mr. Cerami does intend to expand the deck

Attorney Schneider stated that he would word the Resolution to cover this by noting that the addition shall be no closer than 6'9" from the side-yard. Wayne Jarvis answered some questions concerning the map. Chairman Cummins opened the meeting to the public at 8:07 p.m. for questions of the applicant. As no comments were made, Chairman Cummins closed this portion of the meeting at 8:08 p.m.

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As there were no further questions from the Board members a motion was made by Mr. Inscho to approve the variance with conditions as follows:

- the addition, inclusive of the existing/expanded deck, shall be no closer than 6'9" from the side-yard
- the applicant shall submit revised architectural drawings showing the height of the proposed structure
- No portion of the structure shall be located closer than 6'9" from the side-yard. Discussion ensued as to the fact that it would be helpful if the house next store would be shown on the map. Chairman Cummins stated that he would like to review our ordinances to see if any revisions need to be made.

Mr. Tibak seconded the motion of Mr. Inscho with roll call as follows:

Ayes: Mr. Pasko, Mr. Tibak, Mr. Inscho, Mrs. Gloumakoff, Mr. Grover, Mr. Karcher, Mr. Schaaf, and Chairman Cummins.

Nays: None recorded.

Abstain: None recorded.

Motion carries with eight (8) affirmative votes

Note: Wayne Jarvis is now back at the dais as a member of the Board

OPEN TO THE PUBLIC: Chairman Cummins opened the meeting to the public at 8:15 p.m. Hearing no comments, this portion was immediately closed.

ADJOURNMENT: As there was no further business, Chairman Cummins adjourned the meeting at 8:27 p.m.

Respectfully submitted,

Kathy Dossena
Land Use Administrator