

LIBERTY TOWNSHIP

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LAND USE BOARD

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MINUTES LAND USE BOARD MEETING 22 NOVEMBER 2010

The meeting was called to order by Chairman Cummins at 7:30. Present were Board members Carl Cummins, Beverley Gloumakoff, Rudy Pasko, Wayne Jarvis and Pete Karcher. Also attending were Eric Snyder, Township Planner and Zoning Officer and Ralph Price, Construction Official.

The meeting was called by the Board to discuss enforcement of variance conditions and general procedures of the Township officials once the Land Use Board had acted on an application. The discussion began with a question as to the ability of the Board to set time limits on conditions. Mr. Snyder noted that this is a common procedure in many municipalities and could easily be adopted by the Board. Concerns were raised about the need for an accurate survey, noting that this is an expense and probably not warranted for small applications for sheds that do not require footings. Mr. Price indicated that these are all sheds of less than 200 square feet.

The Board was also concerned that conditions set by the Board might not be met as there is no formal reporting process in place to coordinate permits, approvals and the like. It was decided that a process whereby Mr. Snyder would be required to prepare a report on all inspections and approvals and provide same to Mr. Price prior to issuance of a CO would avoid this problem. A copy of the report would also be delivered to the Board.

It was also a concern of Board members that once a permit had been issued, no actual measurements of the completed structure were made particularly with respect to the property lines. Currently, the Township requires a foundation location survey for new home construction. The Board felt this requirement should be extended to any new permanent construction (for example – swimming pools, sheds over 200 square feet, etc.) where a setback was a condition of approval.

The Board also expressed concern regarding drainage and the need to avoid off-site effects of construction. It was determined after discussion that all new roofs, whether of an entirely new structure or expansion of an existing structure should have the roof leaders tied into seepage pits. In the event this is not possible due to local conditions of rock or water table or other such impediment the applicant could request a waiver of the Board.

As a number of these issues might require ordinance amendments, the Board directed Mr. Snyder to prepare a letter from the Board to the Township Committee, outlining the concerns and recommendations discussed at the meeting.

The meeting was adjourned at 8:40.

Respectfully submitted,

Eric K. Snyder,
Acting Secretary