

LIBERTY TOWNSHIP PLANNING BOARD

Minutes – March 16, 2011

The Liberty Township Land Use Board met for a regular meeting on Wednesday, March 16, 2011 in the Municipal Building at 349 Mt. Lake Road, Great Meadows, NJ. Chairman Cummins opened the meeting 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.

Members Present: Carl Cummins, Dan Grover, Peter Wicki, Eric Tibak, Ray Sosnovik, David Schaff. Also present Attorney Steve Tombalakian, Planner Snyder, Engineer, and Wassim Y. Nader.

MINUTES: The minutes of the January 4, 2011 reorganization/regular meeting were approved as written by motion of Mr. Grover, seconded by Mr. Schaaf with roll call as follows:

Ayes: Mr. Grover, Mr. Wicki, Mr. Tibak, Mr. Sosnovik, Mr. Schaaf, and Chairman

Cummins.

Nays: None recorded

Abstain: None recorded

Motion carries with six (6) affirmative votes.

APPLICATION:

Docket #02/11: Variance for front yard setback (30' x 30' detached garage in front yard) at 137 Quenby Mt. Road, Blk 20, Lots 21 & 22. The applicants, Joseph and Melissa Kerick, appeared and were sworn by Attorney Tombalakian. They then presented their case, assisted by their engineer, Drew DiSessa, P.E. of Criterium-DiSessa Engineers. The proposal before the Board is to construct a large garage in the front yard of the property known as 137 Quenby Mountain Road, Block 20, Lots 21 and 22. In addition to the garage, the applicants sought permission to construct a second driveway at the property.

The applicants indicated that they proposed the location of the garage on the basis of their architect's recommendation that the rear wall of the garage not serve as a retaining wall as the slope was steep and the wall would not have sufficient strength to withstand the pressure of the hillside. Additionally, the proposed second driveway was to serve the new garage because Mrs. Kerick's parents would be better able to access the house from the

existing driveway and the garage could not be connected to the old driveway due to the location of the septic system.

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A substantial discussion ensued resulting in the applicant's withdrawing the garage proposal and simply requesting the second access. The applicant would prepare new plans for a garage in a conforming location, still to be served by the second access. The Board after consideration of all the testimony provided, found that the amended proposal had merit and would not cause an unreasonable impact on the property or the neighborhood. A motion was made by Chairman Cummins in favor of granting a variance for a second driveway, subject to its approval by the Township Engineer and merger of the two lots in question. Mr. Wicki seconded the motion with roll call as follows:

Ayes: Mr. Grover, Mr. Wicki, Mr. Tibak, Mr. Sosnovik, Mr. Schaaf, and
Chairman

Cummins.

Nays: None recorded

Abstain: None recorded

Motion carries with six (6) affirmative votes.

DISCUSSION:

Planner Snyder then provided the Board a brief update on COAH – no action yet possible as the overturned third round rules are now before the State Supreme Court. Further, the Highlands Plan conformance process continues as does the preparation of the Township Wastewater Management Plan.

ADJOURNMENT: There being no further business to come before the Board, the meeting was adjourned at 10 pm.

Respectfully submitted:

Kath Dossena
Land Use Administrator.