

LIBERTY TOWNSHIP LAND USE BOARD

Minutes – November 21, 2010

The Liberty Township Land Use Board met for a regular meeting on Monday, November 21, 2011 in the Liberty Township 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
Dan Grover
John Inscho
Wayne Jarvis
Pete Karcher

Dave Schaaf
Ray Sosnovik
Eric Tibak
Joanne Ward
Pete Wicki

Steven Tombalakin, Esq. Board Attorney
Kathy Dossena, Land Use Administrator

Absent: Rudy Pasko

MINUTES:

The Minutes of the March 16, 2011 meeting were approved as written by motion of Chairman Cummins. Mr. Grover seconded the motion with roll call as follows:

Ayes: Mr. Jarvis, Mr. Sosnovik, Mr. Schaaf, Mr. Tibak, Mr. Wicki and
Chairman Cummins

Nays: None recorded

Abstain: Mayor Inscho, Mr. Jarvis, Mr. Karcher, and Mrs. Ward because of
absence

Motion carries with six (6) affirmative votes.

The Minutes of the April 20, 2011 meeting were approved as written by motion of Chairman Cummins. Mr. Grover seconded the motion with roll call as follows:

Ayes: Mr. Jarvis, Mr. Sosnovik, Mr. Schaaf, Mr. Tibak, and Chairman
Cummins

Nays: None recorded

Abstain: Mayor Inscho, Mr. Jarvis, Mr. Karcher, and Mrs. Ward, Mr. Wicki
because of absence

Motion carries with five (5) affirmative votes.

VICE CHAIR VACANCY: Because of the death of Beverly Gloumakoff, our vice chair, a vacancy has been created for that position. Chairman Cummins stated that Mrs. Gloumakoff will be missed and was respected by everyone who knew her. A motion was made by Mayor Inscho to appoint Eric Tibak as Vice Chair. Chairman Cummins seconded the motion with roll call as follows:

Ayes: Mr. Jarvis, Mayor Inscho, Mrs. Ward, Mr. Grover, Mr. Wicki, Mr. Sosnovik, Mr. Karcher, Mr. Schaaf, and Chairman Cummins. Mr. Tibak accepted the nomination.

Nays: None recorded

Abstain: None recorded

Motion carries with nine (9) affirmative votes.

APPLICATION:

Docket #03/11: Minor Subdivision (Lot Line Adjustment) for Blk 23, Lots 33, 33.01, and 34 with a variance for decreasing the area of a pre-existing non-conforming lot (Lot 33.01). Applicants: Hooter, Badini, and Swaneveld

Mr. Swaneveld, Mr./Mrs. Badini, and Mr. Hooter were sworn-in by Attorney Tombalakin. Mrs. Dossena stated that proper notice have been served and verified. Mr. Swaneveld described the lot line adjustment to the Board. None of the lots conform to the requirement for lot are in their respective zones. Lot 33.01 is the donor lot and will be reduced in area however, Lot 33 and 34 will increase size reducing the non-conformity. A document describing the easement must be presented to the Board as a condition if an approval is given tonight. Mr. Hooter stated that the property was sold to the State of NJ and he acquired the property from the State to give him direct access to Park St. The land is no use to Hooter except to acquire this access therefore; he has offered it to Badini and Swaneveld. Mr. Hooter is not making any money on this. Moving the lot lines would put the appropriate septic on the appropriate property. All current easements would stay in place. Mr. Swaneveld noted that he cannot access the left side of his house without this adjustment. Mr. Jarvis asked is Mr. Harrison, adjacent property owner, has been asked to be a part of this subdivision. Mr. Swaneveld noted that the Harrisons would still not have direct access to Park St. Reports have been received from Medina Engineering dated 8/8/11 (representing the Board) and Dykstra Engineering dated 8/16/11 (representing the applicants). Both reports are attached and will become a part of these minutes. Chairman Cummins read the Dykstra report into the record. Mr. Jarvis noted that the preferred way is to not have a land locked piece of property. If there is an isolated situation that could be improved it is this Board's job to see that it is investigated. If the applicant can show a hardship as to including the Harrison's in this application then the Board could move forward. The Harrison's lot is #30.02 and is land locked. There appears to be a reasonable opportunity to eliminate this therefore if the Harrison's are approached and do not want to participate,

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this would take away any future concern. A certified letter will be sent by the applicants to the Harrison's setting forth reasonable terms (sharing the expense) and giving a deadline for responding. The Applicants' were told that it would also be helpful if there is testimony of a licensed surveyor that it would not be feasible to include the Harrison's lot.

Attorney Tombalakin stated that the notice will be carried to the December 21st meeting without any further public notice required.

OPEN TO PUBLIC: Chairman Cummins opened the meeting to the public at 8:50 p.m. As there were no comments heard, this portion was immediately closed.

DISCUSSION:

Ordinance Revisions/Updates: This will be discussed at a future meeting.

NJPO Membership: A motion was made by Mr. Grover to pay the membership fee for New Jersey Planning Officials, which also includes the Township Committee, for 2012. Mr. Sosnovik seconded the motion with roll call as follows:

Ayes: Mr. Jarvis, Mayor Inscho, Mr. Tibak, Mrs. Ward, Mr. Grover, Mr. Wicki,
Mr. Sosnovik, Mr. Karcher, Mr. Schaaf, and Chairman Cummins.

Nays: None recorded

Abstain: None recorded

Motion carries with ten (10) affirmative votes.

ADJOURNMENT: As there was no further business, Chairman Cummins adjourned the meeting at 9:00 p.m.

Respectfully submitted,

Kathy Dossena
Land Use Administrator