

LIBERTY TOWNSHIP LAND USE BOARD

Minutes – April 15, 2014

The Liberty Township Land Use Board met for a regular meeting on Tuesday, April 15, 2014 in the Liberty Township Municipal Building 349 Mt. Lake Rd, Great Meadows, N.J. Chairman Tibak opened the meeting (7:32 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-Gazette of Hackettstown and the Courier News of Somerset, NJ.

ROLL CALL:

Present: Carl Cummins	Ray Sosnovik
Mike Beyer	Eric Tibak
Wayne Jarvis	Joanne Ward
Rudy Pasko	Pete Wicki

Eric Snyder, P.P. Board Planner
Kathy Dossena, by mobile device

Absent: Dave Schaaf and Dan Grover

OATH OF OFFICE: The Oath of Office was taken by Joanne Ward (Class IV – term expires 12/17). Mrs. Dossena stated that the Oath taken at the Feb. 18th meeting by Dave Schaaf and Mike Beyer stands as the expiration of terms coincides with the correct position as follows: Dave Schaaf, Class II, term expires 12/14
Mike Beyer, Alternate I, term expires 12/14

MINUTES: The Minutes of the February 18, 2014 meeting were approved as written by motion of Mr. Wicki. Mr. Beyer seconded the motion with roll call as follows:

Ayes: Mr. Cummins, Mr. Sosnovik, Mr. Wicki, Mr. Beyer, and Chairman Tibak

Nays: None recorded

Abstain: None recorded

(Mr. Pasko, Mr. Jarvis, and Mrs. Ward because of absence)

Motion carries with five (5) affirmative votes.

DISCUSSION: *Ordinance #002 – Proposed Amendment to add Agriculture as a permitted use in the Business Zones.*

Page 2
Minutes – 4/15/14

Planner Snyder was present and gave background on this ordinance. Agriculture plays an important role in this Township and Planner Snyder feels it should be added as a permitted use in the B1, B2, and also the I Zones. Mr. Snyder noted that it makes no sense for someone to need a use variance for something that Liberty Township is all about. Several members had questions and discussion ensued. Mr. Snyder stated that agriculture is already allowed in the R1 and R2 zones and adding it to the Business zones would be with the same set of standards that currently exist in the residential zone. Stormwater regulations would still apply. If an agricultural building was erected and not used for the intended purpose then this would be an issue for the zoning officer.

A motion was made by Chairman Tibak to recommend to the Township Committee that they proceed with the public hearing to introduce the proposed Ordinance #002 amendment making agriculture a permitted use in the B1 and B2 Zones. We would also like to include the I Zone. Chairman Tibak also suggested that if the Board would like to generally revisit agriculture then this could be done separately. Mrs. Ward seconded the motion with roll call as follows:

Ayes: Mr. Pasko, Mr. Cummins, Mrs. Ward, Mr. Sosnovik, Mr. Wicki,
Mr. Beyer and Chairman Tibak.

Nays: None recorded

Abstain: Mr. Jarvis

Motion carries with seven (7) affirmative votes.

ADJOURNMENT: As there was no further business, Chairman Tibak adjourned the meeting at 8:30 p.m.

Respectfully submitted,

Kathy Dossena
Land Use Administrator