

# LIBERTY TOWNSHIP LAND USE BOARD

Minutes – August 18, 2015

The Liberty Township Land Use Board met for a regular meeting on Tuesday, August 18, 2015 in the Municipal Building 349 Mt. Lake Rd, Great Meadows, and N.J. The meeting was opened by Chairman Sosnovik at 7:32 p.m. and it was 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 sent to the Star-Gazette of Hackettstown and the Courier News of Somerset, NJ.

## ROLL CALL:

<i>Present:</i> Michael Beyer	Rudy Pasko
Carl Cummins	Dave Schaaf
Dan Grover	Ray Sosnovik
Matt Hawkswell	Eric Tibak
Wayne Jarvis	Peter Wicki
Richard Schneider, Attorney	John Hansen, Engineer
Eric Snyder, PP/ZO	Kathy Dossena, Administrator

*Absent:* Pete Wicki and John Ward

**OATH OF OFFICE:** The Oath of Office was administered by Attorney Schneider to Matt Hawkswell as Alternate #1 (unexpired Beyer), term – 2 years 12/16.

**MINUTES:** The Minutes of the July 21, 2015 meeting were approved as written by motion of Mr. Pasko. Mr. Beyer seconded the motion with roll call of eligible members as follows:

Ayes: Mr. Pasko, Mr. Schaaf, Mr. Beyer, Mr. Hawkswell, and Chairman Sosnovik

Nays: None recorded

Abstain: None recorded (Jarvis, Cummins, Grover, and Tibak not eligible)

Motion carries with five (5) affirmative votes.

## RESOLUTION:

**Docket 02/15 Grants Approval for Preliminary Site Plan – D Variance for Block 12, Lot 10.01 in the I-1 Zone – Cory Brothers, Applicant.** Mrs. Dossena noted that the lack of no interest letter from NJDOT has not been received. Motion was made by Mr. Schaaf to adopt the Resolution with conditions for Docket #02/15 as written. Mr. Beyer seconded the motion with roll call of eligible members as follows:

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Ayes: Mr. Pasko, Mr. Schaaf, Mr. Beyer, Mr. Hawkswell, and Chairman Sosnovik

Nays: None recorded

Abstain: None recorded

Motion carries with five (5) affirmative votes.

## **APPLICATIONS:**

### ***Docket 04/15: Minor Subdivision (Lot Line Adjustment) Block 61, Lots 5 and 54 Jacqueline Lunden and Ronald Buckemeyer, Co-Applicants. (7:42 pm – 8:10 pm)***

Kenneth Lunden (husband of and representing Jacqueline Lunden) and Ronald Buckemeyer (brother of Jacqueline Lunden) were sworn-in by Attorney Schneider. The purpose of this lot line adjustment is to incorporate the well houses on the same lot (Lot 54) as the primary structure. Mr. Buckemeyer, who is the owner of Lot 5, stated that there are no existing structures on Lot 5. The reports of Engineer Hansen and Planner Snyder (which are now a part of these Minutes) were discussed item by item. Discussion ensued as to the portion of the extension to the South of High Street noting concerns of this being properly vacated. The applicants will submit a survey or documentation to answer this concern. An Access and Utility easement was discussed from owner of Lot 5 to owner of Lot 54 for the purpose of maintaining the well houses in the future. At 8 pm Chairman Sosnovik opened the meeting for questions from the Board Members. Mr. Hawkswell noted that he felt an Access and Utility easement should also be granted from owner of Lot 54 to owner of Lot 5. The members and the professionals agreed and stated that the Deeds for both lots should contain descriptions of these easements.

At 8:05 pm the meeting was opened to the public for comments/questions. Hearing none, this portion was immediately closed. Conditions for approval were discussed and will be incorporated into the Resolution as follows:

1. Applicant must comply with the items listed in the Board's Professionals Reports
2. A survey must be submitted showing: that the portion of High Street has been vacated to Lots 5 and 54.
3. Survey also to show the Access and Utility Easements for Lots 54 to 5 and Lots 5 to 54
4. Deeds will be submitted to the Board for approval.
5. Planner Snyder will clarify the impact as to any approval required by the Highlands Act.
6. Compliance Package to be submitted to the Board.

A motion was made by Mr. Jarvis to approve the Minor Subdivision (Lot Line Adjustment) for Block 61, Lots 5 and 54 as presented with the conditions noted. Mr. Cummins seconded the motion with roll call as follows:

Ayes: Mr. Pasko, Mr. Jarvis, Mr. Schaaf, Mr. Cummins, Mr. Beyer, Mr. Grover,  
Mr. Tibak, Mr. Hawkswell, and Chairman Sosnovik.

Nays: None recorded

Abstain: None recorded

Motion carries with nine (9) affirmative votes

**DISCUSSION:**

The re-examination of the Master Plan and revision of the fee schedule will be discussed at the next meeting.

**BILLS:**

A motion was made by Mr. Beyer to pay the bills as presented. Mr. Tibak seconded the motion with roll call as follows:

Ayes: Mr. Pasko, Mr. Jarvis, Mr. Schaaf, Mr. Beyer, Mr. Tibak, Mr. Cummins,  
Mr. Hawkswell, Mr. Grover, and Chairman Sosnovik

Nays: None presented

Abstain: None presented

Motion carries with eight (8) affirmative votes.

**ADJOURNMENT:** As there was no further business, Chairman Sosnovik adjourned the meeting at 8:46 p.m.

Respectfully submitted,

Kathy Dossena  
Land Use Administrator