

LIBERTY TOWNSHIP LAND USE BOARD

Minutes – November 23, 2015

The Liberty Township Land Use Board met for a regular meeting on Monday, November 23, 2015 in the Municipal Building 349 Mt. Lake Rd, Great Meadows, and N.J. The meeting was opened by Chairman Sosnovik at 7:30 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	Peter Wicki
Dave Soloway, Attorney	
Eric Snyder, PP/ZO	Kathy Dossena, Administrator

Absent: Wayne Jarvis and Eric Tibak

MINUTES: The Minutes of the October 20, 2015 meeting were approved as written by motion of Mr. Wicki. Mr. Beyer seconded the motion with roll call of eligible members as follows:

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

Nays: None recorded

Abstain: Mr. Pasko because of absence.

Motion carries with seven (7) affirmative votes.

APPLICATION:

Docket 04/15: Minor Subdivision (Lot Line Adjustment) for Block 61, Lots 5 and 54. Board member Dave Schaaf recluses himself from the application and has left the dais. Jacquie Lunden and Ronald Buckemeyer, co-applicants, are present to re-affirm testimony given at the August 18, 2015 meeting. Attorney Soloway explained that one of our board members voted on this application in August without realizing that he was within 200 feet of the site. In order to remove any question, it was determined that the Board would re-open the application. Jacquie Lunden and Ronald Buckemeyer were sworn-in by Attorney Soloway. Mrs. Lunden and Mr. Buckemeyer both stated that they recall the testimony they gave at the August meeting and reaffirm same.

The meeting was opened to the public at 7:35 pm. As there were no comments heard, this portion was closed. A motion was made by Mr. Grover to approve the application based on the testimony and previous record. Mr. Cummins seconded the motion with roll call as follows:

Ayes: Mr. Pasko, Mr. Cummins, Mr. Beyer, Mr. Grover, Mr. Wicki, Mr. Hawkswell,
and Chairman Sosnovik

Nays: None recorded

Abstain: None recorded

Motion carries with seven (7) affirmative votes.

RESOLUTION:

Docket 04/15: Grants Approval for Minor Subdivision (Lot Line Adjustment) Block 61, Lots 5 and 54 Jacqueline Lunden and Ronald Buckemeyer, Co-Applicants.

With this Resolution, the applicants will have the 190 day time limit starting as of tonight. A motion was made by Mr. Grover to approve the conditional Resolution (Docket 04/15) as written. Mr. Beyer seconded the motion with roll call as follows:

Ayes: Mr. Pasko, Mr. Cummins, Mr. Beyer, Mr. Grover, Mr. Hawkswell, Mr. Wicki,
and Chairman Sosnovik

Nays: None recorded

Abstain: None recorded

Motion carries with seven (7) affirmative votes.

Board member Schaaf is now back at the dais.

DISCUSSION:

Update on Master Plan Revisions, Eric Snyder, PP: Planner Snyder presented his draft report: Re-Examination Report Liberty Township, November 14, 2015. Discussion ensued as to adding Bed and Breakfast establishments throughout the Township. Motor vehicle repair, currently permitted as an accessory use in the Industrial zones, will be converted into a permitted use. The report and a draft ordinance will be discussed and voted on at the December 15, 2015 meeting.

OPEN TO PUBLIC: (8:04 pm) As there was no one in the audience, this portion of the meeting was immediately closed.

BILLS:

A motion was made by Mr. Cummins to pay the bills as presented by Attorney Schneider. Mr. Wicki seconded the motion with roll call as follows:

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Ayes: Mr. Pasko, Mr. Schaaf, Mr. Beyer, Mr. Cummins, Mr. Wicki,

Mr. Hawkswell, Mr. Grover, and Chairman Sosnovik
Nays: None presented
Abstain: None presented
Motion carries with eight (8) affirmative votes.

EXECUTIVE SESSION: Mrs. Dossena announced that the Board would be entering into Executive Session to discuss personnel. Interviews were held before the start of this meeting for the position of Land Use Board Secretary/Administrator. Resolution as follows:

WHEREAS, N.J.S. 2:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist:

NOW, THEREFORE BE IT RESOLVED by the Land Use Board of the Township of Liberty, County of Warren, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters;

The general nature of the subject matter to be discussed is as follows:

- a) Personnel
2. It is anticipated at this time that the above matter will be made public upon completion of the session,
3. This Resolution shall take effect immediately.

A motion was made at 8:10 p.m. by Mr. Wicki to adopt the above Resolution and enter into Executive Session. Mr. Grover seconded the motion with roll call as follows:

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

Nays: None recorded

Abstain: None recorded

Motion carries with eight (8) affirmative votes.

A motion was made at 8:47 p.m. by Mr. Wicki to exit out of Executive Session and enter into the regular session. Mr. Grover seconded the motion followed by a unanimous roll call.

OPEN TO PUBLIC: *Land Use Board Administrator/Secretary Position:* Mrs. Dossena stated that the Board members discussed the two applicants during the session and no action was taken.

A motion was made by Dave Schaaf to hire Patti Zotti for the position of Land Use Board Secretary/Administrator to start as of January 1, 2016. Mr. Wicki seconded the motion with roll call as follows:

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

Nays: None recorded

Abstain: None recorded

Motion carries with eight (8) affirmative votes.

Discussion ensued as to the salary and the hours in the Building. The Board would like to see set hours and asked Mrs. Dossena to discuss this with Ms. Zotti as to her availability. Hours by appointment were also discussed. Mrs. Dossena suggested that the job stay as a salaried position as she feels that to do the job correctly and service the public, you have to make yourself available. There is a saying in Land Use....”this job knows no hours”. A motion was made by Mr. Cummins that the salary remain the same that is being paid now based on the experience level of Ms. Zotti. Mr. Grover seconded the motion with roll call as follows:

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

Nays: None recorded

Abstain: None recorded

Motion carries with eight (8) affirmative votes.

Because of Ms. Zotti’s schedule plus the convenience of the Board members, the meetings will be changed to the first (1st) Tuesday of the month starting in January 2016.

ADJOURNMENT: As there was no further business, Chairman Sosnovik adjourned the meeting at 8:55 p.m.

Respectfully submitted,

Kathy Dossena
Land Use Administrator