

JULY 5, 2016

The regularly scheduled meeting of the Liberty Township Land Use Board was called to order by Chairman Ray Sosnovik at 7:30 PM.

The Pledge of Allegiance was recited.

Present: Sosnovik, Jarvis, Cummins, Wicki, Snyder.

Absent: Pasko, Schaaf, Beyer, Grover, Tibak, Hawkswell, Ward.

Also present: Richard Schneider, Esquire; John Hansen, P.E.

MOTION was made by **JARVIS** to approve the **minutes** of the **March 1, 2016** meeting, as written.

SECONDED: CUMMINS.

Voice Vote: ALL IN FAVOR.

Docket 01/16: Carant Limited Partnership

Present for the applicant: Kevin Krystopik, Esquire; Frank Matarazzo, P.E.

Krystopik explained the applicant was appearing before the board for a completeness hearing. Krystopik indicated the notice for the application was incomplete, and would be rectified prior to the next meeting. Krystopik explained they would address the completeness comments in the completeness and technical review letter issued by Board Engineer, John Hansen on June 24, 2016. Krystopik explained briefly there is an existing structure on the subject property, and the necessary parking spaces will be located on an adjacent lot.

Matarazzo explained the parking spaces will be located on the adjacent lot. He indicated the area to become the parking area is currently in a vegetative state, but will be cleared and stone added to create the parking area.

Regarding comment 3 of Hansen's review letter, Krystopik stated the adjacent lot where the parking is proposed is a large lot. Krystopik indicated it would be costly to provide an updated survey of that lot, and would like a waiver of that item. Matarazzo stated the deed description would be based on what was approved by the board.

Hansen explained a deed description could not be provided without the survey information. Hansen stated the access to the Route 46 intersection is unclear, and the applicant should be prepared to address the detail requirements for the driveway right-of-way and NJDOT access.

Jarvis agreed the survey for Lot 14 should be updated, and the map should be revised to reflect the current conditions. Jarvis agreed an updated survey would be necessary in order to formulate the deed descriptions. Jarvis stated the current survey should at least be updated to show the 30' easement from the highway.

July 5, 2016 minutes

Page 2.

Schneider indicated a partial waiver could be granted for the submission of a formal survey.

Regarding comment 9, the applicant would submit the permit number given by the construction department for the ADA ramp installation. Schneider indicated a waiver could be granted for this item subject to the plan reflecting the permit number. Jarvis stated the applicant should supply a copy of the permit.

Regarding comment 11, Hansen stated some topography should be added to the plan. Specifically, that would assist with showing drainage flows, etc. once the improvements are installed.

Krystopik stated a waiver was previously granted for comment 12.

Regarding comment 15, Matarazzo indicated that only gravel will be installed by way of improvements. Hansen stated the garbage and recycling detail should be shown, the handicap ADA stall should be shown, the Route 46 apron detail should be shown according to the NJDOT standards, and the dimensions of the structure should be indicated.

Regarding comment 17, Matarazzo stated there will be no change to the existing landscaping. Hansen stated the board should decide if they want some landscaping added in order to enhance the site. Sosnovik suggested the addition of top soil and seed over the non-delineated gravel area. Sosnovik stated that area if left untreated could become unsightly.

Regarding comment 19, Krystopik indicated the tenants are currently unknown so it is difficult to submit complete signage information. Krystopik stated the applicant would comply with the signage requirements in the Ordinance. Cummins stated, at a minimum, the location of the sign should be shown. Schneider agreed that the applicant should clarify the sign location and size. Schneider stated the board cannot grant a variance for signage if it is not requested. Matarazzo agreed the application would comply with the sign regulations. Schneider stated comment 19 would be waived, and they could proceed at their own risk regarding proposed signage.

Regarding comment 20, Krystopik stated the applicant would provide photographs of the existing structure. Krystopik stated they would also supply a floor plan sketch.

Regarding comment 21, Krystopik agreed to make application to Warren County Soil Conservation District.

July 5, 2016 minutes

Page 3.

Regarding comment 22, Hansen stated the stormwater management plan could be waived for purposes of completeness. Hansen indicated some items that would generally be discussed were already identified.

The applicant agreed to comply with comment 23, and comment 29.

Krystopik stated the application would be amended to include both subject lots. Schneider indicated the new notice should include both lots, and should be served to the Clerk of Independence Township, the property owners with 200' and the Warren County Planning Board. Schneider stated that new 200' certified property owner lists for both Liberty and Independence Townships should be obtained.

MOTION was made by **WICKI** to deem the application for **Docket 01/16: Carant Limited Partnership** administratively incomplete.

SECONDED: JARVIS.

Those in favor: Jarvis, Cummins, Wicki, Snyder, Sosnovik.

Opposed: None.

Abstained: None.

Hansen stated the applicant should submit one copy of the revisions directly to his office, and the remainder to the Land Use Board office.

Schneider announced for the benefit of the general public, that the application was deemed incomplete. Schneider stated that no formal testimony was given, and that the applicant would send out new notices announcing their next appearance.

Regarding the submission of professional invoices, the Chairman read into the record the amounts on the invoices to the approved. The Chairman asked if there were objections to his signing the invoices for submission during the months where there were no meetings. The Chairman stated that would facilitate the professionals getting paid in a more expedient manner. The determination was made that, in the months there is no meeting, the invoices would be emailed to the board members prior for review to the Chairman signing them.

MOTION was made by **CUMMINS** to authorize the Township Committee to pay the professional **invoices** submitted to the Land Use Board for approval.

SECONDED: JARVIS.

Those in favor: Cummins, Wicki, Snyder, Jarvis, Sosnovik.

Opposed: None.

Abstained: None.

July 5, 2016 minutes

Page 4.

Jarvis mentioned the zoning along Route 46 in the area of Corey Trucking should be looked at for consistency. Cummins replied the matter could be discussed once there is a permanent planner in place.

Jarvis left the meeting.

MOTION was made by **WICKI** to adjourn the regular session of the Land Use Board meeting to an **Executive Session** in order to discuss pending litigation.

SECONDED: SNYDER.

Voice vote: ALL IN FAVOR.

The regular session of the Land Use Board was adjourned to executive session at 8:35 PM.

MOTION was made by **WICKI** to reconvene the regular session of the Land Use Board at 8:45 PM.

SECONDED: SNYDER.

Voice vote: ALL IN FAVOR.

Schneider announced that he reported the status of the pending litigation of Roes Island vs. Township of Liberty.

MOTION was made by **WICKI** to adjourn the meeting at 8:46 PM.

SECONDED: CUMMINS.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti
Land Use Admin
(As Written)

