

LIBERTY TOWNSHIP LAND USE BOARD

Minutes – February 21, 2007

The Liberty Township Land Use Board met for a regular meeting on Wednesday, February 21, 2007 in the Municipal Building 349 Mt. Lake Rd, Great Meadows, N.J. Chairman Grover 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.

OATH OF OFFICE: The Oath of Office was administered by Notary Kathryn Dossena to Greg Sipple as the Class II member for a period of one year (expiring 12/07) and Eric Tibak as Alternate #1 for a period of two years (expiring 12/08).

ROLL CALL:

Present:	Carl Cummins	Ron Petersen
	Beverly Gloumakoff	Greg Sipple
	Dan Grover	Ray Sosnovik
	John Inscho	Eric Tibak
	Wayne Jarvis	Peter Wicki

Kathy Dossena, Administrator

Absent: Rudy Pasko, Peter Karcher, and Joanne Ward

Present from the Township Committee: John Fisher and Raymond Bolzan.

Sitting Land Use Board Members, Mayor Inscho and Committeeman Petersen are liaisons from the Township Committee.

Present from the Environmental Commission was Eileen Greason, Secretary. (Note: Beverley Gloumakoff, Vice Chair of the LUB, is also a member of the Environmental Commission.

NOTE: It was agreed by Chairman Grover and Administrator Dossena that the agenda, as noticed, would not be followed because of the presence of Chris Danis of the Highlands Staff. The agenda was re-arranged as follows:

MINUTES: The minutes of the January 17, 2007 will be discussed at the next meeting.

**HIGHLANDS REGIONAL MASTER PLAN DISCUSSION WITH
HIGHLANDS COUNCIL STAFF – CHRIS DANIS:**

Ms Danis was present along with Council staff member Megan Lang. Ms Danis stated that the Highlands Act was passed on August 10, 2004 and the comment period for the Highlands Regional Master Plan has been extended to April 2, 2007.

Ms Danis stated that the DEP oversees the preservation area. The policies in the Regional Master Plan are the same in the planning area and the preservation area. There are 17 exemptions and waivers that exist. Ms Danis handed out a listing of these. Only the DEP can issue an exemption. What the Highlands Council is looking for in this comment period is what did they get right and what did they get wrong. What needs to be changed. This Master Plan document was completed merely to get the policies on the street and get comments back. After all comments are received the Council will move into the pre-conformance process. It is at this time that the Council will prepare a build-out analysis. All GIS data and the build-out analysis data will be available to Liberty Township at this time. Then the conformance process will start. \$12,000,000 has been earmarked for planning grants. There will be “prioritized areas” which would deal with development areas that have been lost. This would be dealt with by the Council as an “equity issue”.

A list of questions was presented prior to this meeting to Ms Danis. Each question was discussed. Ms Danis stated that waivers will be issued to allow for relief in the preservation area. The Council recognizes Liberty Township’s concerns about being 99% in the preservation area. Small business cannot expand and will seriously consider leaving Liberty Township. Ms Danis stated that “the Council” does not want these businesses to leave our township. Property taxes were discussed and Ms Danis noted that there has been a Property Tax Stabilization Board established and there are valid concerns with Liberty Township. We are noted as an Economic Monitoring Area.

Discussion ensued as to the Great Meadows Regional School issue. Independence Township has 6,000 acres in the Planning area and Liberty has 600 acres all of which are in an area that cannot be developed. The build-out analysis is necessary to be done sooner than later. Planner Snyder stated that he could do it within a month.

Ms Danis recognized the fact that Liberty Township will have to do a Water Balance Study. It was noted that Liberty cannot budget for all the expenses necessary to meet the demands of the Highlands Act.

Chairman Grover opened the meeting to questions from the Board Members.

Mayor Inscho requested that Ms Danis check on the refund due to Liberty Township of \$7500. As all the necessary paperwork was submitted on time, Ms Danis will check on this refund for us.

Mr. Cummins and Mr. Petersen questioned the woodlands plans that they have in place. Mr. Sipple noted the time limits set by the Municipal Land Use Law. The members discussed developing a golf course within our Township. Ms Danis stated that his would be considered a major development within the preservation area.

Ms Danis did state that the grants are not available to us until we come into “conformance” with the Highlands Act.

Chairman Grover opened the meeting to the public. Sylvia Kovacs, a member of the Independence Planning Board, asked how she could help as an Independence Planning Board member. Ms Kovacs suggested that there be a way to find a funding mechanism for Liberty Township in conjunction with the Pequest Hatchery issues. Peter Kolln stated that the period for comments should be extended in order to make this plan right. As there were no further comments, this portion of the meeting was closed.

Ms Danis stated that the Highlands Council agrees and has gone on record by Resolution that there has not been compensation for land owners properly documented.

DISCUSSION:

Mrs. Dossena noted that, because of the lateness of the hour, the remainder of the agenda will be heard at the next meeting. There are two items that need to be discussed this evening as follows:

Ordinance #2007-04: This ordinance, dealing with the Township taking over Hansel Woods Drive has been passed on first reading by the Township Committee. A motion was made by Mrs. Gloumakoff that we approved this ordinance as written and send it back to the Township Committee with the Land Use Board’s recommendation for passage on second reading. Mr. Sipple seconded the motion with roll call as follows:

Ayes: Mr. Cummins, Mr. Jarvis, Mayor Inscho, Mr. Sipple, Mrs. Gloumakoff,
Mr. Petersen, Mr. Wicki, Mr. Tibak, Mr. Sosnovik, and Chairman Grover.

Nays: None recorded

Abstain: None recorded

Motion carries with ten (10) affirmative votes.

Mandatory Education for Board Members: Mrs. Dossena stated that a class is being offered at the Warren County Vo-Tech on March 10, 2007. Mr. Wicki stated that he will attend the class. Mrs. Dossena will make the necessary arrangements and provide Mr. Wicki with back-up paperwork.

CONDITIONS OF RESOLUTION: *Omnipoint – TMobile, Letter of January 16, 2007.*

Mrs. Dossena stated that she would like to send an answer back concerning the compliance of the resolution for Omnipoint. The Board members agreed that Mrs. Dossena, along with Planner Snyder, should look over the compliance submission and send a letter back to Omnipoint with their findings.

BILLS:

A motion was made by Mrs. Gloumakoff to pay the bills presented for payment tonight. Mayor Inscho seconded the motion with roll call as follows:

Ayes: Mr. Cummins, Mr. Jarvis, Mayor Inscho, Mr. Sipple, Mrs. Gloumakoff,
Mr. Petersen, Mr. Wicki, Mr. Tibak, Mr. Sosnovik, and Chairman Grover.

Nays: None recorded

Abstain: None recorded

Motion carries with ten (10) affirmative votes.

ADJOURNMENT: A motion was made at 10:30 p.m. to adjourn the meeting by Mayor Inscho, seconded by Mrs. Gloumakoff and followed by a unanimous roll call.

Respectfully submitted,

Kathy Dossena
Land Use Administrator