

LIBERTY TOWNSHIP LAND USE BOARD

Great Meadows, NJ 07838

Wednesday, December 21st, 2022

LOCATION: Liberty Township Municipal Building
349 Mt. Lake Road
Great Meadows, NJ

TIME: 7:30PM

1. CALL TO ORDER AND FLAG SALUTE
2. STATEMENT OF COMPLIANCE – Sunshine Law
3. ROLL CALL
4. MINUTES - November 21st, 2022
5. DISCUSSION
 - a. General planning issues, Ordinance amendments
6. APPLICATIONS - None
7. BILLS
8. ADJOURNMENT (Automatic at 10:30PM)

Minutes of the Liberty Township Land Use Board

Regular Meeting December 21st, 2022

The meeting was opened at 7:30 by Kevin Wulf who read the Open Public Meetings statement.

Flag salute

Attendance: Dan Grover, Steve Makarivich, Jack Zyburra, Dave Snyder, Pete Wicki were present. Also present were Eric Snyder, Planner, and Richard Schneider, Attorney.

Minutes: On a motion by Dan Grover, seconded by Pete Wicki, the minutes for November 21st were approved as presented.

New business

Dan Grover opened the discussion on the Solar Ordinance as amended to reflect the comments by Rich Schneider and additional work with Eric Snyder. Issues such as definitions and required tightening were discussed and the proposed ordinance reworded

Rich Schneider had additional comments regarding setback of solar roof mounted installations, size of installation, performance bond per the Township Attorney, fencing to be inside of the landscaping, screening to be effective as of the date of installation, might need to separate general requirements to clarify that these are required for all site plans, discussion of the mechanics of bonding, calling the bond and final reference to the decommissioning plan. The point was made that the only location for a major installation other than a farmland installation would be in the I-1 and I-2 zones. This will be continued at the next meeting.

Further discussion related to the “wooded lots” and informal “All About Planning” session, re-examination and “Sustainability Element” for the Master Plan will be needed.

There continued a discussion of amendments suggested by Eric Snyder to clear up the conflicting permission and prohibition of warehousing in the I-1 and I-2 zones. The objective is to make it clear that they are prohibited. It is very important to think about what the Board members want the Township to look like.

A general discussion of ordinances and work to be done in 2023 continued. Dan Grover again made the point that there is a need to update the Township ordinances. Board members were asked to take a look at the Code and look forward to discussing changes they would like to see, if any, at the next meeting.

There was also a discussion of the difference between self-storage and warehousing, particularly as it may apply in the B-3 Special Agricultural zone.

Bills

A bill presented by Richard Schneider moved by Dave Snyder, seconded by Jack Zyburra. All voted in favor.

The meeting was opened to the public. Kathy Dossena wished all a Merry Christmas. There being no others from the public, the meeting was closed to the public.

Adjournment: The meeting was adjourned at 8:25pm.

Respectfully submitted,

Eric K. Snyder,

Board Administrator