

LIBERTY TOWNSHIP LAND USE BOARD
Great Meadows, NJ 07838

NOT OFFICIAL
SUBJECT TO CHANGE

Meeting – Wednesday, January 18th, 2023 7:30 p.m.
LIBERTY TOWNSHIP MUNICIPAL BUILDING
349 Mt. Lake Rd.,
Great Meadows, NJ

1. CALL TO ORDER/FLAG SALUTE
2. STATEMENT OF COMPLIANCE - Sunshine Law
3. ROLL CALL
4. ELECTION OF CHAIRMAN
5. ELECTION OF VICE-CHAIRMAN
6. RESOLUTION – MEETING DATES
7. RESOLUTIONS – PROFESSIONALS
8. RESOLUTION -- NEWSPAPERS
9. MINUTES
10. NEW BUSINESS
 - Flood Hazard Area ordinance
 - Solar ordinance
11. DISCUSSION: Planning issues, Zoning ordinance amendment re: Warehousing
12. OPEN TO PUBLIC
13. BILLS
14. EXECUTIVE SESSION: None
15. ADJOURNMENT -- (Automatic adjournment at 10:30pm)

Minutes of the Liberty Township Land Use Board

Regular Meeting 18 January 2023

The meeting was opened at 7:30pm by Eric Snyder who read the Open Public Meetings Statement.

Flag Salute

Attendance: Wayne Jarvis, Eric Tibak, Kevin Wulf, Doug Wright, Dan Grover, Jack Zybura, Dave Snyder and Pete Wicki were present. Also present were Eric Snyder, Planner and Tom Molica, Attorney.

Reorganization:

Eric Snyder opened the meeting for nominations for Board Chair. Wayne Jarvis stated that he did not wish to be considered for another term. After discussion, a motion was made by Wayne Jarvis, seconded by Pete Wicki that Eric Tibak be named the Chairman. All voted Aye and the meeting was turned over to Mr. Tibak.

Nominations for Vice-Chair were requested. On a motion by Eric Tibak, seconded by Pete Wicki, Kevin Wulf was elected Vice-Chairman.

The schedule of regular meetings was reviewed. As Eric Snyder was not available on February 15th, the regular meeting was scheduled for February 22nd. With that change, the Board approved the schedule.

Appointments of Board Planner and Attorney were reviewed and on motions by Pete Wicki, seconded by Dan Grover, Eric Snyder and Richard Schneider were appointed Board Planner and Board Attorney respectively.

Minutes:

On a motion by Pete Wicki, seconded by Kevin Wulf with an amendment showing that he, Kevin, had been the Chair at the December meeting, those eligible voting aye, the minutes were accepted as amended.

New Business:

Eric Snyder opened the discussion regarding the recently introduced Flood Hazard Control ordinance. It is required by the NJ Department of Environmental Protection and adoption of the ordinance is also required to continue the Township's participation in the National Flood Insurance Program. The NJDEP provided a model which we followed to the extent possible. Some of the required information for the tables was difficult to find but we filled out those sections to the best

of our ability and information from DEP staff. When the ordinance was sent to the DEP for validation, it came back with various edits, including all the flood mapping information that had been sought in conjunction with DEP staff. We accepted the edits and Dan Grover confirmed that the ordinance had been introduced earlier this month. As this is a land use ordinance, the next step is the mandatory referral from the governing body to the Land Use Board for its review and report. There then ensued a discussion by the Board, particularly with regard to mapping and the changes in the flood extent, clarification that all mapping is based on DEP reports, ice dams and their effects not likely included.

At this point in the meeting, Attorney Molica administered the Oath of Allegiance to the Board members, Jack Zybura, etc.

Following further discussion by Board members and a recommendation from Eric Snyder, the Board, on motion by Dave Snyder, seconded by Pete Wicki, voted to report to the Township Committee that the ordinance was not inconsistent with the Township Master Plan with no further comments.

Dan Grover indicated that the Solar ordinance had not been introduced in January but that it was in good shape and would be introduced at the next meeting. He indicated that it had come a long way and was a much better product now than it had been. Wayne wanted to clarify that the 1000 square foot point at which a minor site plan would be required was only applicable to ground mounted, business and other commercial uses. The response from Dan was that the area of roof mounted solar panels would not be subject to that restriction. He anticipated introduction in February. There was further discussion of location of panels in the front yard, as with all accessory uses. The general prohibition is a result of the Township's desire to have an open, low density appearance of residential neighborhoods. There are provisions where the setback is in excess of 200 feet, well buffered, where this can be permitted.

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.

There continued a discussion of the difference between self-storage and warehousing, particularly as it may apply in the B-3 Special Agricultural zone. Storage as an accessory use to an otherwise permitted principal use. Eric Snyder said he would prepare a draft of the definition and general amendment for the Board's consideration at the next meeting.

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. It was the consensus of the Board that the informal planning session would be best held in February, on the 25th.

The meeting was opened to the public. Guy from Liberty Sod spoke, there being no others from the public, the meeting was closed to the public.

Bills:

A bill was presented by Eric Snyder, moved by Doug Wright, seconded by Pete Wicki. All voted in favor.

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

Respectfully submitted,

Eric K. Snyder, AICP, PP
Board Administrator