

LIBERTY TOWNSHIP LAND USE BOARD
Great Meadows, NJ 07838

NOT OFFICIAL
SUBJECT TO CHANGE

Meeting – Wednesday, February 22, 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. MINUTES – January 18, 2023
5. DISCUSSION:

Solar Ordinance – Referral by Township Committee and Board Report
General Planning Issues, B-3 zone amendments
6. APPLICATIONS - None
7. BILLS
8. ADJOURNMENT - **(automatic adjournment at 10:30 p.m.)**

Minutes of the Liberty Township Land Use Board

Regular Meeting 22 February 2023

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

Flag Salute

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

Minutes: On a motion by Pete Wicki, seconded by Kevin Wulf, those eligible voting aye, the minutes were accepted.

New Business

Per the agenda, the two ordinances introduced by the Township Committee on 2 February have been referred to the Land Use Board for report and any recommendations. Dan Grover indicated that the Solar Ordinance had been extensively reviewed and thanked everyone for their contributions to what he described as a very good product. Based on the previous extensive discussions and a recommendation by Eric Snyder, the Board, on a motion by Steve Makarivich, seconded by Eric Tibak, unanimously found that owing in part to the lack of suitable sites and acceptable arterial roadways the ordinance was not inconsistent with the Township Master Plan and offered no recommendations.

Eric Snyder then opened the discussion of the amendments to the warehousing use in the Township. This ordinance had also been the subject of months of discussion and, on motion by Pete Wicki, seconded by Steve Makarivich, by unanimous vote, the Land Use Board found that this ordinance was not inconsistent with the Township Master Plan.

There followed a discussion of other zoning matters, particularly the MFD zone, no longer appropriate in light of both the Highlands, lack of existing or likely infrastructure, and locations and a definition that he had found to be helpful to be reviewed by the Board for further discussion.

The meeting was opened to the public. There being no one from the public, the meeting was closed to the public.

Bills

Bills presented by Richard Schneider and Eric Snyder were moved by Eric Tibak, seconded by Pete Wicki. All voted in favor.

Adjournment: The meeting was adjourned at 8:00pm.

Respectfully Submitted,

Eric K. Snyder, AICP, PP
Board Administrator