

# **LIBERTY TOWNSHIP LAND USE BOARD**

**Great Meadows, NJ 07838**

**Meeting – September 17<sup>th</sup>, 2025 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. OLD BUSINESS - None
5. MINUTES – August 20<sup>th</sup>, 2025
6. RESOLUTIONS – David Horstmann  
Block 2, Lot 11.08  
18 Far View Road  
Variance for construction of a pole barn
7. APPLICATIONS - None
8. NEW BUSINESS – Ordinance #2005.006 Floodplain Management
9. BILLS
10. ADJOURNMENT - (automatic at 10:30 p.m.)

## **Minutes of the Liberty Township Land Use Board**

**September 17<sup>th</sup>, 2025**

The meeting was opened at 7:30pm by Eric Tibak who led the **Flag Salute** and read the open public meetings statement.

### **Attendance:**

Eric Tibak, Dan Grover, Dave Snyder, Pete Wicki, Doug Wright, Jack Zybura and Nick Fania were present. Also in attendance was board administrator, Amber Gratacos.

### **Minutes:**

On a motion from Jack Zybura, seconded by Dave Snyder, the minutes from August 20<sup>th</sup>, 2025 were approved with abstentions from Eric Tibak and Nick Fania.

### **Resolutions:**

Eric Tibak introduced the resolution for Mr. David Horstmann, 18 Far View Rd, and addressed the board for comments. With no comments, a motion for acceptance of the resolution was made by Dave Snyder, seconded by Doug Wright and passed with abstentions from Mr. Tibak and Mr. Fania. The resolution passed as written.

### **New Business:**

Mr. Tibak introduced Ordinance #2025.006, Floodplain Management and Regulations, to the board for discussion. Mr. Snyder referred to page 6 of the ordinance and noted that the Pequest River was not on the document and not classified as delineated or not. He then referred to page 11 questioning what was considered a riparian area. A discussion ensued about the possible meaning of the term as written on the ordinance. Mr. Tibak brought up another section in the ordinance and he felt needed clarity regarding home repairs. Dan Grover suggested that the board make notes of issues they may have with the ordinance and present them to the Governing Body. A motion was made to table Ordinance #2025.006 until board comments can be addressed by Dan Grover, seconded by Nick Fania and passed unanimously.

### **Bills:**

Mr. Tibak introduced two bills for the applicant and one for the Land Use Board from Mr. Richard Schneider and CP Engineers. A motion to approve the bills was made by Dan Grover, seconded by Pete Wicki and approved unanimously.

**Adjournment:**

The meeting was adjourned at 7:50pm.

Respectfully submitted,

Amber Gratacos

Land Use Board Administrator