

LIBERTY TOWNSHIP LAND USE BOARD
Great Meadows, NJ 07838

Meeting – August 20th, 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 – (January 15th, 2025)
6. RESOLUTIONS - None
7. APPLICATIONS - David Horstmann
Block 2, Lot 11.08
18 Far View Rd.
Seeking Variance C for Construction of Pole Barn
8. NEW BUSINESS - Discussion
Ordinance #2025.004
Stormwater Control
9. BILLS
10. ADJOURNMENT - (automatic at 10:30 p.m.)

Minutes of the Liberty Township Land Use Board

August 20th, 2025

The meeting was opened at 7:31pm by Dan Grover who lead the **Flag Salute** and read the open public meetings statement.

Oaths of Office:

Mr. Richard Schneider administered the oaths of office to Doug Wright (1-year term), John Inscho (1-year term) and Nick Fazekas (2-year term).

On a motion by Mr. Wright, seconded by Dave Snyder, Dan Grover was appointed acting chair of the meeting with a unanimous vote.

Attendance:

John Inscho, Dan Grover, Dave Snyder, Pete Wicki, Doug Wright, Jack Zyburra and Nick Fazekas were present. Also present were Board Attorney, Richard Schneider and Board Administrator, Amber Gratacos.

Minutes:

On a motion from Dave Snyder, seconded by Pete Wicki, the minutes from January 15h, 2025 were approved by all members with an abstention from Jack Zyburra.

Application:

Dan Grover introduced the application to be heard from David Horstmann, Block 2, Lot 11.08, 18 Far View, seeking a variance for the construction of a pole barn. Amber Gratacos noted the attendance of the interim Planner, Ms. Autumn Sylvester.

Mr. Schneider identified the waivers provided by the applicant as appropriate and declared the application complete from his perspective. A motion to recognize application completeness was made by Doug Wright, seconded by David Snyder and was unanimously voted in favor by the board.

Mr. Schneider then acknowledged the proper notice from the applicant to all necessary neighboring properties and the newspaper, giving the board jurisdiction to proceed with the hearing.

Mr. David Horstmann was then sworn in by Mr. Schneider. Mr. Horstmann then explained that he was seeking the variance due to restrictions of space on his property. He explained that the way his house was positioned, he is seeking to have the structure built in an area determined to be his front yard. Mr. Schneider brought up a 35ft side yard setback requirement while the provided documents showed a 34ft side yard setback. Mr. Horstmann agreed to move the pole barn 1ft

forward to be in compliance with town code (35ft from side yard setback and 10 ft from principal structure).

Mr. Horstmann and the board discussed the height of the structure and agreed that the 15.44ft height was in compliance with town code.

Amber Gratacos read the technical review from Dave Clark of CP Engineers. Mr. Clark's correspondence addressed the location of the proposed structure in correlation to the existing structures on the property. Mr. Horstmann stated that there were no accessory structures within 6ft of the proposed pole barn. Mrs. Gratacos continued to read the correspondence from Mr. Clark which addressed the existing locations of the accessory structures on the property. A discussion ensued between Mr. Horstmann and the board about the locations of the existing wooden sheds. It was suggested to Mr. Horstmann by the board and Mr. Schneider that the existing sheds would have to be brought into compliance with town code (35ft from the side yard setback) or an additional variance would be needed. Ms. Autumn Sylvester provided arial photographs of the property to the board.

Mr. Grover noted that the pole barn and existing accessory structures are in compliance with their combined square footage. The board, Mr. Schneider and Mr. Horstmann then discussed the options for bringing the existing accessory structures on the property into conformance. Mr. Grover gave a summary of the report from CP Engineers and addressed Ms. Sylvester about the Planner report. Ms. Sylvester asked about any soil added and Mr. Horstmann stated that he had QP added for leveling.

Public Comment on Application:

Zi Yang asked where the pole barn was going to be constructed. She came forward to examine the map of the property.

Application (continued):

A motion was made by Dave Snyder, seconded by Nick Fazekas to grant the variance to Mr. Horstmann, all voted in favor unanimously.

Mr. Schneider clarified that the approval was for the variance of the pole barn being placed in the front yard and that a condition of approval was to move all accessory structures to be in compliance with town code. Mr. Horstmann agreed. Mr. Schneider and the board then gave Mr. Horstmann a summary of what steps to take next.

New Business:

The board went into discussion about Ordinance 2025.004, "Stormwater Control". Mr. Grover stated that all municipalities are now required by the State to be in Tier A for stormwater compliance. A motion was made to accept the ordinance as written by Jack Zybura, seconded by Nick Fazekas, with a unanimous vote in favor.

Bills:

A bill rendered by Mr. Richard Schneider for services regarding Mr. Horstmann's application was reviewed and voted on by motion of Doug Wright, seconded by Nick Fazekas. The board voted unanimously in favor.

Public Comment:

Bob Balou from the Mountain Lake Community Association discussed storm water effects on Mountain Lake.

Adjournment:

The meeting was adjourned by Mr. Grover at 8:20pm.

Respectfully submitted,

Amber Gratacos

Board Administrator