

AGENDA
LIBERTY TOWNSHIP MEETING
November 6, 2025
7:00 pm
Municipal Building
349 Mountain Lake Road
Great Meadows, NJ 07838

Sunshine Notice

Flag Salute

Roll Call

Reports: New Jersey State Police
 Governing Body
 Great Meadows Regional Board of Education
 Municipal Committees

Adoption of Agenda

Adoption of Minutes – October 23, 2025 and Executive Session October 23, 2025

Unfinished Business

Public Hearing – Ordinance #2025.006, Floodplain Management and Regulations
Public Hearing – Ordinance #2025.007 Dogs and Other Animals, Fees

New Business

Introduction – Ordinance #2025.009 Chapter 105 Zoning

Resolutions

Tax Refund – Block 11 Lot 42.22
Appropriation Transfer
Salary
Raffle – Mountain Lake Fire Company
Bills List

Public Comment

Executive Session

Adjournment

A regularly scheduled meeting of the Township of Liberty was advertised and opened by Deputy Mayor Grover with Adequate Notice of Meeting and the Pledge of Allegiance at 7:01 p.m.

Present: Daniel Grover; Pete Karcher, Dave Rogers and Wayne Spangenberg

Also, Present: Richard Wenner, Municipal Attorney; and, Jennifer Breslin, Deputy Clerk

Absent: John Inscho

REPORTS

Committeeman Spangenberg reported there are 90 kids signed up for Basketball.
Committeeman Rogers reported that Liberty Township was awarded the Water Quality Restoration Grant.

ADOPTION OF AGENDA

A motion by Committeeman Rogers to adopt the agenda carried.

ADOPTION OF MINUTES

A motion by Committeeman Spangenberg to adopt the minutes of October 23, 2025 and Executive Session of October 23, 2025 carried.

UNFINISHED BUSINESS

ORDINANCE 2025.006 FLOODPLAIN MANAGEMENT AND REGULATIONS – A motion by Deputy Mayor Grover to provide amended ordinance to Land Use Board to review prior to public hearing and adoption on or after December 4, 2025 carried.

Vote: aye - Grover
aye – Karcher
aye – Rogers
aye – Spangenberg
absent – Inscho

ORDINANCE 2025.007 DOGS AND OTHER ANIMALS, FEES – A motion by Deputy Mayor Grover to open public hearing carried. A motion by Committeeman Karcher to adopt the following ordinance carried.

AN ORDINANCE TO AMEND CHAPTER 49 ENTITLED DOGS AND OTHER ANIMALS OF THE
TOWNSHIP OF LIBERTY, COUNTY OF WARREN, STATE OF NEW JERSEY

Vote: aye - Grover
aye – Karcher
aye – Rogers
aye – Spangenberg
absent – Inscho

NEW BUSINESS

ORDINANCE 2025.009 CHAPTER 105 ZONING – A motion by Committeeman Rogers to introduce Ordinance 2025.009 carried. Public Hearing and consideration for adoption are scheduled for December 4, 2025.

ORDINANCE OF THE TOWNSHIP OF LIBERTY, COUNTY OF WARREN, AND STATE OF NEW
JERSEY REVISING TO CHAPTER 105, *ZONING*, ARTICLE XIV, *B-1 COMMERCIAL ZONE*,
SECTION 69, *PERMITTED USES*, SUBSECTION (A)(5), IN ORDER TO CLARIFY PERMITTED
USES REGARDING RESTAURANTS

WHEREAS, Chapter 105, *Zoning*, Article XIV, *B-1 Commercial Zone*, Section 69, *Permitted Uses*, Subsection A(5) currently reads as follows:

In the B-1 Commercial Zone, only the following uses are permitted
* * * Restaurants, but not including drive-in restaurants or
refreshment stands where food is served outside the premises or
where patrons are served food or drink at counters, stools or bars
outside the confines of a building; and

WHEREAS, it is the opinion of the Township professionals that said language is ambiguous, confusing, and open to varying interpretations regarding the permitted uses of restaurants in the B1 Commercial Zone; and

WHEREAS, such ambiguous language is disfavored as it does not clearly reflect the intention of the Township as it relates to the permitted uses of restaurants in the B1 Commercial Zone and results in confusion and uncertainty for the owners and operators of restaurants situated in the B1 Commercial Zone; and

WHEREAS, the Township Committee desires to amend Chapter 105-69 of the Township Code to clarify the permitted uses of restaurants in the B1 Commercial Zone; and

WHEREAS, the Township Committee believes that “eat-in” restaurants situated in the B1 Commercial Zone should be permitted to serve food or drink outside the building as a logical extension of the indoor dining component; and

WHEREAS, in order to clarify that outdoor food and drink service is permitted for “eat-in” permitted restaurants in the B1 Commercial Zone, the Township Committee desires to amend Chapter 105-69(A)(5) to reflect the same.

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Liberty, County of Warren and State of New Jersey that:

Section 1.

Chapter 105, *Zoning*, Article XIV, *B-1 Commercial Zone*, Section 69, *Permitted Uses*, Subsection A(5) of the Township Code is hereby amended to read as follows:

(5) Traditional “eat-in” restaurants, including restaurants with outdoor dining service as an extension of indoor dining service. Permitted restaurants shall not include drive-in only restaurants or refreshment stands where food is served only outside the premises or restaurants where patrons are exclusively served food or drink outside the confines of a building.

Section 2:

Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

Section 3:

Repealer. Any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed as to their inconsistencies only.

Section 4:

Effective Date. This Ordinance shall take effect upon final passage and publication as provided by law.

Vote: aye - Grover
aye – Karcher
aye – Rogers
aye – Spangenberg
absent – Inscho

RESOLUTIONS

A motion by Committeeman Karcher to adopt the following Resolution carried.

RESOLUTION 2025.095
TAX EXEMPTION FOR DISABLED VETERAN
BLOCK 11, LOT 42.22

WHEREAS, the real property known as Block 11, Lot 42.22 on the Tax Map of the Township of Liberty, is owned by a Veteran who has been determined to be 100% wartime service-connected disabled by the United States Veteran’s Administration; and

WHEREAS, pursuant to NJSA 54:44-3.30, any such disabled Veteran is entitled to tax exempt status for their home; and

WHEREAS, the Tax Assessor has no administration procedure available to make the property tax exempt prior to creating the 2025 calendar year tax duplicate; and

WHEREAS, action is required by the Township Committee to provide the lawful tax exemption for Block 11, Lot 42.22;

BE IT RESOLVED, By the Township Committee of the Township of Liberty as follows;

- 1. Pursuant to NJSA 54:4-3.30, the premises at Block 11, Lot 42.22 are hereby made tax exempt as of 7th July 2025 while under the ownership of Garrett Warren.
- 2. The Township shall cancel all remaining real property taxes for Block 11, Lot 42.22 that have not yet become due for the year 2025.

The Township shall refund to the disabled Veteran all real property taxes heretofore paid for the property subsequent to 7th July 2025 in the amount of \$3,102.78.

Vote: aye - Grover
aye – Karcher
aye – Rogers
aye – Spangenberg
absent – Inscho

A motion by Committeeman Spangenberg to adopt the following Resolution carried.

RESOLUTION 2025.096
APPROPRIATION TRANSFER

WHEREAS, there appears to be insufficient funds in one or more current budget appropriations to meet the demand thereon for the balance of the current year; and

WHEREAS there appears to be a surplus in one or more current budget appropriations over and above the demand deemed to be necessary for the balance of the current year.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Liberty, Warren County, New Jersey that in accordance with the provision of N.J.S.A. 40A:4-58, that the Chief Financial Officer be and is hereby authorized and directed to make the following transfer:

	<u>FROM</u>	<u>TO</u>
Group Insurance O/E	\$ 18,500.00	
Engineering Services/Costs O/E		\$ 18,500.00

Vote: aye - Grover
aye – Karcher
aye – Rogers
aye – Spangenberg
absent – Inscho

A motion by Committeeman Karcher to adopt the following Resolution carried.

RESOLUTION 2025.097
SALARY

WHEREAS, Salary Ordinance #2025.005 established the salaries/wages, and compensation for certain employees of the Township of Liberty, Warren County.

BE IT RESOLVED, By the Township Committee of the Township of Liberty, Warren County that the following named employee(s) shall be compensated for the year 2025 in the amounts designated below. All salaries are effective November 9, 2025 unless otherwise noted:

<u>NAME</u>	<u>POSITION</u>	<u>SALARY</u>
Section 2: Public Works		
Joshua Oberly	Mechanic/Truck Driver	\$29.50/hour

Daniel Drennon

Laborer

\$27.53/hour

Vote: aye - Grover
aye – Karcher
aye – Rogers
aye – Spangenberg
absent – Inscho

A motion by Committeeman Karcher to adopt the following Resolution carried.

RESOLUTION 2025.098
RAFFLE APPLICATION

WHEREAS, Mountain Lake Fire Company, 99 Tamarack Road, Belvidere, New Jersey 07823, is the licensee on the application to conduct an off-premises merchandise draw Raffle on February 8, 2026 at 1:00 pm; and

WHEREAS, the appropriate application forms and fees have been submitted to the Municipal Clerk; and

WHEREAS, there appears to be no reason to deny the aforesaid application.

BE IT RESOLVED, By the Township Committee of the Township of Liberty as follows;

1. The off-premises raffle application is approved contingent to the Legalized Games of Chance Control Commission adoption of aforesaid application.

Vote: aye - Grover
aye – Karcher
aye – Rogers
aye – Spangenberg
absent – Inscho

A motion by Committeeman Rogers to adopt the following Resolution carried.

RESOLUTION 2025.099
PAYMENT OF BILLS

RESOLVED, That the Governing Body of the Township of Liberty, does hereby authorize the Finance Department to pay all vouchers when properly endorsed and approved by at least 3/5 majority of the Township Committee in the amount of \$1,218,622.91.

Vote: aye - Grover
aye – Karcher
aye – Rogers
aye – Spangenberg
absent – Inscho

CORRESPONDENCE

Pine Drive Concern – Deputy Mayor Grover advised to table for next meeting to review if a portion of the road can be accessible for emergency use only.

Unpermitted Solicitors – Deputy Mayor Grover advised for residents to report solicitors to municipal office as they are only allowed to solicit with a permit.

PUBLIC COMMENT

Nancy O’Leary – Ms. Leary asked where is B1 zone in our township, and what bills are being paid.

Brian Meserlian – Brian advised the lights have been lowered at the warehouse on Shades of Death Road.

Larry Supp – Mr. Supp was looking for supporting documentation available prior to meeting. Deputy Clerk Breslin advised the agenda was posted and the ordinances are on the bulletin board.

Amanda Loguidice – Ms. Loguidice was asking about the right of way on Mountain Lake Road.

Jeff Snyder – DPW Supervisor Snyder advised Danville Mountain paving is to begin Monday November 10. Lewis Lane project will begin in the Spring 2026.

Jamie Walsh – Ms. Walsh asked about a tree on private property on Pine Drive.

At 7:40 pm, motion by Deputy Mayor Grover to adopt the following Resolution carried.

RESOLUTION 2025.100
AUTHORIZING EXECUTIVE SESSION

WHEREAS, the Governing Body of the Township of Liberty is authorized, pursuant to N.J.S.A. 10:4-12 to exclude the public from that portion of this meeting for purposes of discussing specific matters as permitted by N.J.S.A. 10:4-12; and,

WHEREAS, the Governing Body of the Township of Liberty intends to discuss certain matters which are deemed confidential pursuant to N.J.S.A. 10:4-12, in Executive Session:

WHEREAS, at this time the Governing Body of the Township of Liberty cannot determine the time when the discussion to be held in Executive Session will be made public, but will disclose the minutes of the Executive Session when the need for confidentiality no longer exists.

NOW, THEREFORE, be it resolved by the Governing Body of the Township of Liberty that this meeting shall be adjourned to an Executive Session (closed session) and the public will be excluded in order that the Governing Body of the Township of Liberty may discuss the items listed below:

Items: Attorney-Client Privilege

Vote: aye - Grover
 aye – Karcher
 absent – Rogers
 aye – Spangenberg
 abstain – Inscho

At 8:41 pm the governing body reconvened from Executive Session.

ATTORNEY-CLIENT PRIVILEGE
No action taken

ADJOURNMENT

There being no further business, a motion by Deputy Mayor Grover to adjourn the meeting carried.
Meeting adjourned at 8:42 pm.

This is to certify that the ordinances and resolutions contained herein have been approved by me in accordance with law.

Dan Grover, Deputy Mayor

This is to certify that all proper notices, postings and filings required by the Open Public Meetings Act (Chapter 231, P.L. 1975) were provided for this meeting.

Jennifer Breslin, Deputy Clerk

Ranges			Item Status	Purchase Types	Misc		
Range: First to Last Rcvd Batch Id Range: First to Last			Open: N Void: N Paid: N Held: Y Aprv: N Rcvd: Y	Bid: Y State: Y Other: Y Exempt: Y	P.O. Type: All Format: Condensed Include Non-Budgeted: Y Vendors: All		
Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
AAPARTS		ADVANCE AUTO PARTS					
25-00453	10/23/25	COVER	Open	\$84.43	\$0.00		
AMAZON		AMAZON.COM SERVICES INC					
25-00410	09/30/25	DPW CELL PHONE CASES&PROTECTC	Open	\$257.93	\$0.00		
AMGAS		AMERIGAS - CHESTER					
25-00461	10/29/25	PROPANE	Open	\$654.52	\$0.00		
ATTMOBIL		AT&T MOBILITY LLC					
25-00426	10/06/25	DPW CELL PHONES OCT & NOV	Open	\$268.50	\$0.00		
BRESLINJ		JENNIFER BRESLIN					
25-00437	10/10/25	PETTY CASH	Open	\$121.00	\$0.00		
BRIGHTSP		BRIGHTSPEED					
25-00427	10/06/25	PHONES OCT & NOV	Open	\$734.06	\$0.00		
CARRIES		CARRIE GAJDA					
25-00470	11/03/25	MUN & REC CLEANING/#010-2025	Open	\$380.00	\$0.00		
CASA PAY		CASA PAYROLL SERVICE					
25-00408	09/29/25	PAYROLL 10/3, 10/17 & 10/31	Open	\$359.00	\$0.00		
COMC		COMCAST					
25-00451	10/21/25	BEACH INTERNET	Open	\$116.85	\$0.00		
COOPERAL		COOPER ALARM SYSTEMS INC					
25-00440	10/14/25	ADD CODE,UPDATE CLERK PASSWOR	Open	\$145.00	\$0.00		
CPENGINE		CP ENGINEERS, INC					
24-00408	09/09/24	ENGINEERING SVC - AUGUST	Open	\$1,301.44	\$0.00		
25-00442	10/14/25	ENG SVC - SEPTEMBER	Open	\$6,956.50	\$0.00		
Vendor Total:				\$8,257.94			
CREATMGM		CREATIVE MANAGEMENT INC					
25-00449	10/21/25	DIESEL	Open	\$1,725.59	\$0.00		
CYTRO		COUNTY OF WARREN-TREAS. OFFICE					
25-00443	10/14/25	2025 4TH QTR TAXES	Open	\$652,772.23	\$0.00		
DAILYREC		DAILY RECORD					
25-00424	10/06/25	LEGAL ADS	Open	\$57.01	\$0.00		
DALRECSU		DAILY RECORD					
25-00428	10/07/25	SEPT & OCT SUBSCRIPTIONS	Open	\$87.78	\$0.00		

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
DVS		DELAWARE VALLEY SEPTIC					
25-00441	10/14/25	BOAT LAUNCH RENTAL - OCTOBER	Open	\$100.00	\$0.00		
FREED		FREEDOM BUSINESS MACHINES, INC.					
25-00438	10/14/25	9TH PMT OF 12/174292	Open	\$74.00	\$0.00		
GENCODE		GENERAL CODE					
25-00472	11/04/25	NJMC ANNUAL SUBSCRIPTION	Open	\$49.00	\$0.00		
GMBOE		GREAT MEADOWS REGIONAL BOE					
25-00473	11/04/25	NOVEMBER TAX PAYMENT	Open	\$521,478.50	\$0.00		
GSLABS		GARDEN STATE LABORATORIES, INC.					
25-00434	10/10/25	WATER TESTING	Open	\$150.00	\$0.00		
HCESC		HUNTERDON CTY EDUCATIONAL SVC					
25-00455	10/23/25	2025-26 FUEL BID FEE	Open	\$50.00	\$0.00		
HLTHB		NJSHBP					
25-00465	10/30/25	NOVEMBER	Open	\$5,642.47	\$0.00		
IFAS		INDEPENDENCE FIRST AID SQUAD					
25-00433	10/09/25	2025 ANNUAL CONTRIBUTION	Open	\$10,000.00	\$0.00		
JACOBSEN		CHRISTIE JACOBSEN					
25-00439	10/14/25	Q3 WEBSITE MAINTENANCE	Open	\$200.00	\$0.00		
JBRES		JENNIFER BRESLIN					
25-00446	10/17/25	REIMBURSEMENT DPW DAILY DIARY	Open	\$49.45	\$0.00		
JCPL		JCP&L					
25-00429	10/07/25	GENERAL & STREETLIGHTS	Open	\$772.89	\$0.00		
LH		FERGUSON ENTERPRISES LLC					
25-00454	10/23/25	PIPING FOR WATER LINE MUN GRG	Open	\$576.38	\$0.00		
LOIACOND		DOMINIK LOIACONO					
25-00460	10/27/25	2025 RABIES CLINIC WRITER	Open	\$50.00	\$0.00		
LSAC		LAVERY, SELVAGGI & COHEN, PC					
25-00466	10/30/25	PROFESSIONAL SVC - OCTOBER	Open	\$2,842.60	\$0.00		
MGLPRINT		MGL PRINTING SOLUTIONS					
25-00397	09/18/25	DOG TAGS	Open	\$362.00	\$0.00		
MLCA		MOUNTAIN LAKE COMMUNITY ASSOC.					
25-00457	10/24/25	ROAD SIDE CLEAN-UP 77 HOURS	Open	\$500.00	\$0.00		
NAPA		NORTH EAST PARTS GROUP LLC					
25-00407	09/29/25	FILTERS FOR STOCK	Open	\$234.67	\$0.00		
25-00450	10/21/25	OIL & SEALANT, SPEEDY DRY	Open	\$765.86	\$0.00		

Vendor #	Name					
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract PO Type
NAPA		NORTH EAST PARTS GROUP LLC	Account Continued			
Vendor Total:				\$1,000.53		
NISIVCON		NISIVOCCIA CONSULTING LLC				
25-00405	09/25/25	IT SUPPORT	Open	\$610.00	\$0.00	
NJDOH		NJ STATE DEPARTMENT OF HEALTH				
25-00474	11/04/25	OCTOBER DOG REPORT	Open	\$8.40	\$0.00	
NWJBANJ		NWJBA				
25-00425	10/06/25	BASKETBALL LEAGUE FEES	Open	\$1,050.00	\$0.00	
PCFA		PCFA OF WARREN COUNTY				
25-00444	10/15/25	FALL CLEAN UP	Open	\$1,222.35	\$0.00	
REFERSVC		REFERENCE SERVICES INC				
25-00456	10/24/25	BACKGROUND CHECK BASKETBALL 7	Open	\$143.50	\$0.00	
RYMON		FRANK RYMON & SONS, INC.				
25-00418	10/01/25	THROTTLE CABLE	Open	\$54.99	\$0.00	
SANIC		SANICO				
25-00431	10/09/25	GARBAGE/RECYCLING	Open	\$200.57	\$0.00	
SPPCH		ST PETER & PAUL CHURCH				
25-00469	11/03/25	YOUTH GROUP ROADSIDE CLEAN UP	Open	\$350.00	\$0.00	
STAPLES		STAPLES INC				
25-00396	09/18/25	PRINTER INK	Open	\$50.82	\$0.00	
25-00447	10/17/25	OFFICE SUPPLIES	Open	\$102.98	\$0.00	
Vendor Total:				\$153.80		
STATELIN		STATELINE TREE INC				
25-00430	10/09/25	TREE REMOVAL BY REC BLD (5)	Open	\$1,600.00	\$0.00	
TIBAKJEN		JENNA TIBAK				
25-00459	10/27/25	2025 RABIES CLINIC WRITER	Open	\$50.00	\$0.00	
WARRENGA		GARRETT & MICHELE ANN WARREN				
25-00468	10/31/25	TAX REFUND B11/L42.22	Open	\$3,102.78	\$0.00	
WARRENMA		WARREN MATERIALS/H&K GROUP				
25-00406	09/29/25	ASPHALT	Open	\$156.86	\$0.00	
Total Purchase Orders: 48 Total P.O. Line Items: 0 Total List Amount: \$1,218,622.91 Total Void Amount: \$0.00						

Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND APPF	5-01	\$1,212,115.71	\$0.00	\$1,212,115.71	\$0.00	\$0.00	\$1,212,115.71
ANIMAL FUND	A-03	\$481.41	\$0.00	\$481.41	\$0.00	\$0.00	\$481.41
ESCROW FUND	E-13	\$2,609.94	\$0.00	\$2,609.94	\$0.00	\$0.00	\$2,609.94
GRANT FUND	G-02	\$2,072.35	\$0.00	\$2,072.35	\$0.00	\$0.00	\$2,072.35
RECREATION TRUST F	R-17	\$1,343.50	\$0.00	\$1,343.50	\$0.00	\$0.00	\$1,343.50
Total Of All Funds:		\$1,218,622.91	\$0.00	\$1,218,622.91	\$0.00	\$0.00	\$1,218,622.91