

**LIBERTY TOWNSHIP LAND USE BOARD**  
Great Meadows, NJ 07838

**Meeting - Monday, November, 24<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 -  
    Ordinance #2025.006  
    Floodplain Management
5. MINUTES - (September 17<sup>th</sup>, 2025)
6. RESOLUTIONS - None
7. APPLICATIONS - None
8. NEW BUSINESS -  
    Ordinance #2025.009  
    Revision of Permitted Use for Restaurants
9. BILLS
10. PUBLIC COMMENT
11. ADJOURNMENT - (Automatic at 10:30 p.m.)

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

**November 24<sup>th</sup>, 2025**

The meeting was opened at 7:31pm by Eric Tibak who led the **Flag Salute** and read the open public meetings statement.

### **Attendance:**

Eric Tibak, Dave Snyder, Kevin Wulf, Pete Wicki, Doug Wright, and Jack Zybura were present. Also in attendance were Attorney, Richard Schneider and board administrator, Amber Gratacos.

### **Minutes:**

On a motion from Jack Zybura, seconded by Dave Snyder, the minutes from September 17<sup>th</sup>, 2025 were approved.

### **New/Old Business:**

Eric Tibak reintroduced Ordinance #2025.006, Floodplain Management. Mr. Schneider pointed out to the board that the purpose of the board hearing is to determine whether or not the ordinances are inconsistent with the Liberty Township Master Plan. On a motion from Mr. Wright, seconded by Mr. Zybura, the board voted unanimously that Ordinance #2025.006, Floodplain Management, is not inconsistent with the Liberty Township Master Plan and that the comments from the Planner, Mr. Eric Schneider, be included in the final adoption.

Mr. Tibak then introduced Ordinance #2025.009, Revision of Permitted Use for Restaurants. Mr. Richard Schneider then explained that the ordinance is meant to clarify whether the conditions for outdoor dining at a dine-in restaurant is permitted. Mr. Schneider clarified that drive-in style restaurants and outdoor-dining-only restaurants are not included in this permitted use. On a motion from Mr. Snyder, seconded by Mr. Wicki, the board voted unanimously that Ordinance #2025.009, Revision of Permitted Use for Restaurants, is not inconsistent with the Liberty Township Master Plan.

On a motion made by Mr. Wicki, seconded by Mr. Tibak, the board voted unanimously to pay the bills rendered for attorney services for the months of October and November.

### **Public Comment:**

Larry Supp, Quemby Mountain Road, from the Environmental Commission requested notification from the board regarding applications for new land development.

**Adjournment:**

The meeting was adjourned at 7:51pm.

Respectfully submitted,

Amber Gratacos

Land Use Administrator