

**JOINT LAND USE BOARD
REGULAR MEETING**

August 10 , 2021 6:30 p.m.

I. CALL TO ORDER

II. OPEN PUBLIC MEETINGS ACT STATEMENT

“This meeting is being held in compliance with the ‘OPEN PUBLIC MEETINGS ACT’, because adequate notice of this meeting has been provided by notifying the Courier News and the Star Ledger, and by posting notice of such meeting in the Borough Hall on a bulletin board reserved for such announcements and by filing of said notice with the Borough Clerk of the Borough of Manville. Formal Action may be taken at this meeting.”

III. SALUTE TO FLAG

IV. ROLL CALL

Roll Call	Present	Absent	Arrival Time
Chairman Jim Powers, Class 4 (2023)			
Vice-Chair Amanda Gorbatuk (2021)			
Mayor Richard Onderko, Class 1 (2022)			
Councilman Ted Petrock, Class 3 (2021)			
Brandon Agans, Class 4 (2021)			
Matthew Brown, Class 4 (2021)			
Ted Camacho, Class 4 (2023)			
Vince LoMedico, Class 2 (2022)			
Don Quick, Class 4			
Lisa Payne, Alternate #1			
Matthew Flynn, Board Attorney			
Stan Schrek, Borough Engineer			
Angela Knowles, Borough Planner			

V. APPROVAL OF MINUTES

Regular Meeting of July 6, 2021

ROLL CALL

Introduced	Seconded	Member	Yes	No	Abstain	Absent
		Chairman Jim Powers				
		Vice-Chair Amanda Gorbatuk				
		Brandon Agans				
		Matthew Brown				
		Ted Camacho				
		Vince LoMedico				
		Donald Quick				
		Mayor Richard Onderko				
		Councilman Ted Petrock				
		Lisa Payne, Alternate #1				

VI. RESOLUTIONS

- A/ Application #2021-3
Eleni Kontos
300 West Camplain Road
Preliminary Major Site Plan, Final Site Plan, Bulk Variance
Continuation from June 1, 2021

ROLL CALL

Introduced	Seconded	Member	Yes	No	Abstain	Absent
		Chairman Jim Powers				
		Vice-Chair Amanda Gorbatuk				
		Brandon Agans				
		Matthew Brown				
		Ted Camacho				
		Vince LoMedico				
		Donald Quick				
		Mayor Richard Onderko				
		Councilman Ted Petrock				
		Lisa Payne, Alternate #1				

B/ Application #2021-4
 Wal-Mart Stores, Inc.
 100 North Main Street, Block 1.02, Lot 311
 Preliminary Major Site Plan, Final Site Plan

ROLL CALL

Introduced	Seconded	Member	Yes	No	Abstain	Absent
		Chairman Jim Powers				
		Vice-Chair Amanda Gorbatuk				
		Brandon Agans				
		Matthew Brown				
		Ted Camacho				
		Vince LoMedico				
		Don Quick				
		Mayor Richard Onderko				
		Councilman Ted Petrock				
		Lisa Payne, Alternate #1				

VII. NEW BUSINESS

A/ Hearing to investigate whether the area commonly known as the Rustic Mall Site meets the criteria as an area in need of Redevelopment - Block 310.01, Lots 2.01, 2.02, and 3, and Block 310, Lot 2.03.

- VIII. COMMENTS BY BOARD MEMBERS**
- IX. PUBLIC COMMENT**
- X. ADJOURNMENT**