

MINUTES OF THE
REGULAR MEETING
OF THE LAND USE BOARD
March 5, 2019

THE REGULAR MEETING OF THE LAND USE BOARD OF THE BOROUGH OF MANVILLE, COUNTY OF SOMERSET, STATE OF NEW JERSEY, WAS HELD ON MARCH 5, 2019, IN THE MANVILLE MUNICIPAL COURTROOM, 325 NORTH MAIN STREET, MANVILLE, NEW JERSEY AT 6:30 P.M.

CHAIRMAN THEODORE PETROCK PRESIDED

Chairman Petrock called the Regular Meeting to order at 6:30 p.m., and the Secretary announced that proper notice had been given by the posting of the Regular Meeting notice and by transmitting the notice of the meeting to the Courier News and the Star Ledger.

SALUTE TO THE FLAG

Everyone present participated in the Salute to the Flag.

ROLL CALL:

Present	Theodore Petrock, Chairman	
Present	Jim Powers	
Present	Richard Onderko, Mayor	
Absent	Rudy Nowak	
Present	Andrea Wardrop	
Present	Ted Camacho	
Present	Brandon Agans	
Present	Donald Quick	
Absent	Patricia Zamorski	
Present	Suzanne Maeder, Alternate #1	
Present	Tim Kenyon, Alternate #2	Arrived at 6:32 p.m.
Present	Sebastian Galvez, Alternate #3	
Present	Christopher Corsini Esq., Board Attorney	
Present	Stan Schrek, P.E., Borough Engineer	

ADOPTION OF 2019 Calendar

The Board adopted the following meeting dates:

March 5th	June 4th	September 3rd	December 3rd
April 2nd	July 2nd	October 1st	
May 7th	August 6th	November 5th	

APPROVAL OF MINUTES

Mr. Agans, seconded by Mr. Quick, motioned for the approval the regular meeting minutes of December 4, 2018 minutes. All were in favor.

Mr. Powers, seconded by Mr. Agans, motioned for the approval of the special meeting minutes of February 21, 2019. All were in favor.

APPROVAL OF 2018 YEAR END REPORT

Mr. Powers, seconded by Mr. Agans, motioned for the approval of the 2018 Year End Report. All were in favor.

PRESENTATION

Mr. John Sabol, Project Landscape Architect, of Van Cleef Engineering Associates presented a concept plan for 65 acres of open space currently known as Lincoln Park. Mr. Sabol stated the concept plan is to enhance the area by removing the asphalt, enhance the existing path ways and incorporate green infrastructure, a teaching rain garden, pick nick groves, and enhance the playground. Mr. Sabol further stated the there is an opportunity for access to the Millstone river by incorporating a boat launch and enhancing the end of Lincoln Avenue for fishing and kayaking. Pollinators were also suggested to bring in more of a natural feel to the park along with planting native grasses. Future enhancements include a banquet hall and a gravel parking lot.

Various concerns were raised including the removal of the ball fields, the maintenance of the park, parking, project estimates and the owner of the land.

Mr. Wardrop emphasized the project is in its early stages and funding will be received for some permits pertaining to the proposed plan. She advised without grants, the project will not be able to move forward.

APPLICATION

Application #PB-19-01
287-289 South Main Street LLC
287-289 South Main Street, Block 151, Lots 1, 2, 5, 6, 15 & 16

Jim Stahl, of Borrus, Goldin, Foley, Vignuolo, and Stahl, P.C., stated Helen Goldman, Principal, and John Chadwick, Professional Planner, were before the Board to obtain a C-Variance. The two story building, has six units located on the second floor and a commercial space on the first floor once used as a doctor's office. The applicant is proposing to convert the commercial space into two bedroom and one bedroom apartment with separate entrances.

Ms. Goldman testified to the use of the building and the efforts of renting the commercial space.

Mr. Powers asked if the property is located in the flood zone and how many parking spaces are in the back of the property. Mr. Goldman stated there are 23 parking spaces.

Exhibit A1, an aerial view of the 287-289 South Main Street, was submitted to the Board.

Mr. Chadwick reviewed checklist items identified in Mr. Schrek's report dated December 20, 2018. Mr. Chadwick reviewed the tests of a use variance and stated the application met the criteria.

Mr. Kenyon asked if the Somerset County Planning Board has heard this application. He further asked why commercial tenants have not rented the space. Mr. Kenyon was advised a condition of approval is to appear before the Somerset County Planning Board. Ms. Goldman stated various businesses have expressed interest but there have not been permanent tenants.

Mr. Galvez asked the current use of the parking spaces. Ms. Goldman stated neighboring residents and current tenants use the parking spaces.

Mr. Schrek clarified, in accordance with RSIS, the number of parking spaces per the number of apartment units. Mr. Chadwick provided a brief explanation of the RSIS system.

Mr. Powers asked if the area identified on Exhibit A1 is the only property owned by the applicant.

Mr. Petrock opened the floor for public comment. Ms. Janucik, 720 East Frech Avenue asked if the adjoining property owners were notified of the hearing. Mr. Goldman confirmed property owners were notified.

Mr. Goldman summarized the testimony and application.

Mr. Agans requested clarification of the S60 zone.

Mr. Powers, seconded by Mr. Camacho, motioned for the approval of 287-289 South Main Street, LLC.

Roll Call: Ayes: Ted Petrock, Jim Powers, Ted Camacho, Brandon Agans, Donald Quick,
Suzanne Maeder

Nay: None

Abstain: None

Absent: Rudy Nowak

NEW BUSINESS

There was no new business

COMMENTS BY BOARD MEMBERS

Mayor Onderko announced the Borough had been notified of available funds from Blue Acres Community Block Grant Disaster Recovery Fund to fund the ultimate list of buyouts. He further advised he'd contacted the governor's office to push municipal funding.

PUBLIC PORTION

Maria Janucik, 720 East Frech Avenue, asked various questions and commented on the Mark Manville application.

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ADJOURNMENT

The Board adjourned at 7:46 p.m.

Respectfully submitted by,

Jasmine D. Mathis
Joint Land Use Board Secretary