

MINUTES OF THE
REGULAR MEETING
OF THE LAND USE BOARD
June 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 JUNE 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.

CORRESPONDENCE

Chairman Petrock read correspondence from Mayor Onderko appointing Vince LoMedico, as a Class 2 member serving out the remainder of Andrea Wardrop's term.

Chairman Petrock announces the charge of the Land Use Board

ROLL CALL:

Present	Theodore Petrock, Chairman
Present	Jim Powers
Present	Richard Onderko, Mayor
Absent	Rudy Nowak
Absent	Vince LoMedico
Present	Ted Camacho
Present	Brandon Agans
Present	Donald Quick
Absent	Patricia Zamorski
Present	Suzanne Maeder, Alternate #1
Present	Tim Kenyon, Alternate #2
Absent	Sebastian Galvez, Alternate #3
Present	Alex Esq., Board Attorney (serving in the absence of Christopher Corsini, Esq.)
Present	Angela Knowles P.E., Borough Planner (serving in the absence of Stan Schrek)

APPROVAL OF MINUTES OF REGULAR MEETING

Mr. Powers, seconded by Mayor Onderko, motioned for the approval of the April 2, 2019 minutes. All were in favor.

APPLICATION

Chairman Petrock announced the following applications were carried to the July 2, 2019 meeting without further notice:

Make Sit Happen LLC
326 South Main Street
Block 149, Lots 14-18

George Kontos & Eirini Frangeas
609 West Camplain Road
Block 146, Lots 3-6

Saodat Pulatova
225 South Main Street
Block 152 Lot 1

NEW BUSINESS

Borough Council Ordinance 2019-1219

An Ordinance Of The Borough Of Manville To Amend An Ordinance, Ordinance #643, Entitled “The Zoning Ordinance Of The Borough Of Manville (1987) As Amended

Ms. Knowles stated Ordinance 2019-1219 amends the classification of Block 263, Lot 5 located at 930 South Main Street from an industrial zone to a commercial zone.

Mr. Powers asked the current use of the property.

Mayor Onderko, seconded by Mr. Powers, motioned that Ordinance 2019-1219 was not inconsistent with the Master Plan.

Roll Call: Ayes: Theodore Petrock, Jim Powers, Mayor Richard Onderko, Ted Camacho, Brandon Agans, Donald Quick, Suzanne Maeder, Tim Kenyon

Nay: None

Abstain: None

Absent: Rudy Nowak, Vince LoMedico, Patricia Zamorski, Sebastian Galvez

Borough Council Ordinance 2019-1220

An Ordinance Of The Borough Of Manville To Amend An Ordinance, Ordinance #643, Entitled “The Zoning Ordinance Of The Borough Of Manville (1987) As Amended

Ms. Knowles stated Ordinance 2019-1220 rezones Block 292 Lot 6.01, 6.02, 6.03, 6.04, 6.05, 6.06, 6.07, 6.08, 6.09, 6.10 to the S50 zone.

Mayor Onderko, seconded by Mr. Powers, motioned that Ordinance 2019-1220 is not inconsistent with the Master Plan.

Roll Call: Ayes: Theodore Petrock, Jim Powers, Mayor Richard Onderko, Ted Camacho, Brandon Agans, Donald Quick, Suzanne Maeder, Tim Kenyon

Nay: None

Abstain: None

Absent: Rudy Nowak, Vince LoMedico, Patricia Zamorski, Sebastian Galvez

COMMENTS BY BOARD MEMBERS

Mayor Onderko announced the Borough is in the process of codifying the land use ordinances.

PUBLIC COMMENT

Maria Janucik, 720 East Frech Avenue, asked where Ordinance 2019 1219 and 2019-1220 what documents will be amended. She further asked for the status of the Mark Manville application, whether the Valerie Drive application was designated as a redevelopment area and who’s required to be notified.

Ron Berhier, 100 Priscilla Street, asked for the hearing status of the Amici application.

The meeting adjourned at 6:55 p.m.

Respectfully submitted by,

Jasmine D. Mathis

Land Use Board Secretary

