

MINUTES OF THE
REGULAR MEETING
OF THE LAND USE BOARD
July 2, 2019

THE REGULAR MEETING OF THE LAND USE BOARD OF THE BOROUGH OF MANVILLE, COUNTY OF SOMERSET, STATE OF NEW JERSEY, WAS HELD ON JULY 2, 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
Absent	Vince LoMedico
Present	Ted Camacho
Present	Brandon Agans
Absent	Donald Quick
Present	Patricia Zamorski
Absent	Suzanne Maeder, Alternate #1
Present	Tim Kenyon, Alternate #2
Absent	Sebastian Galvez, Alternate #3
Present	Christopher Corsini Esq., Board Attorney
Present	Stan Schrek, P.E., Borough Planner

APPROVAL OF MINUTES OF REGULAR MEETING

Mr. Powers, seconded by Ms. Zamorski, motioned for the approval of the July 2, 2019 minutes. All were in favor.

APPLICATION

Saodat Pulatova
225 South Main Street
Block 152 Lot 1
Preliminary and Final Major Site Plan with Variance

Chairman Petrock announced Saodat Pulatova appearing before the Board for a Preliminary and Final Major Site Plan with Variance for 225 South Main Street, Block 152, Lot 1, has requested to be carried to the August 7th meeting without further notice.

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

Jim Stahl, Esq. of Goldin, Foley, Vignulo, Hyman & Stahl, represented the applicant Gaileq Kular, Principal of Make Sit Happen. Ms. Kular provided testimony on her career in dog training.

Mr. Stahl reviewed the outstanding items, identified in Mr. Schrek's report, to deem the application complete. Mr. Agans, seconded by Mr. Kenyon, motioned to deem the application complete. All were in favor.

Ms. Kular proceeded with providing testimony on the establishment's daily operation. She testified there will not be grooming or veterinarian services. Ms. Kular stated the hours of operation are 8:30 a.m. to 10 p.m. seven (7) days a week. Ms. Kular stated there is a designated area for dog walking in the rear of the property which will be regularly cleaned. Exhibit A1 and A2, photos of the dog walking area, were submitted to the Board. Testimony was provided that there are three (3) existing apartments upstairs from the proposed establishment. Further testimony was provided on additional employees, customers, and future programs.

Mr. Petrock asked what type of insurance is required for the establishment, the amount of dogs present during daily operation, and how the dog urine will be handled.

Roberta Walters, 93 South 16th Avenue and Sandra Scrape, 539 Sedorski Avenue, offered testimony on Ms. Kular's services.

John Chadwick, applicant's Planner, offered testimony to the Board on the application and advised there is no substantial impact to the zoning code of the proposed establishment. Mr. Stahl requested Mr. Chadwick confirm the Design Waivers, identified in Mr. Schrek's report, that the waiver requested is an preexisting nonconformity. Mr. Chadwick submitted Exhibit A3, an aerial photo of the property to demonstrate the availability of parking.

Mr. Kenyon commented that Make Sit Happen attracts the type of demographic the town needs by bringing in dog owners with disposable income.

Mr. Agans, seconded by Mr. Kenyon, motioned for the approval of the application.

Roll Call: Ayes: Theodore Petrock, Jim Powers, Ted Camacho, Brandon Agans, Tim Kenyon

Nay: None

Abstain: None

Absent: Rudy Nowak, Vince LoMedico, Donald Quick, Suzanne Maeder, Sebastian Galvez

George Kontos
609 W. Camplain Road
Block 146, Lot 3-6
Preliminary and Final Major Site Plan, Use Variance

Jim Stahl, Esq. of Goldin, Foley, Vignulo, Hyman & Stahl, represented the applicant George and Eve Kontos. Testimony was provided that this application is seeking to add a second floor to build three (3) two bedroom apartments with a garage. Exhibit A1, sheet 1 of the site plan submitted to the Board with the application was submitted to the Board. Testimony was provided that the basement will not be used for living space, only utilities and dry storage and the proposed amendments.

Mr. Petrock requested clarification on the proposed building versus the existing building. Eve Kontos stated the difference is a stairwell. Mr. Kenyon asked if the exterior will be updated. Eve Kontos confirmed there will be changes to the exterior.

Herbert Lauterwald applicant's Engineer and Planner, offered Engineering testimony on the existing use and proposed use. Exhibit A2, a color coded sit map, was submitted to the Board to identify the uses of the surrounding properties. Mr. Lauterwald addressed the comments within the Engineer's report. Mr. Lauterwald offered further Planning testimony.

Mr. Stahl summarized the application and addressed the Engineer's technical comments.

Mr. Petrock asked how many parking spaces are available. Mr. Lauterwald responded with 14 parking spaces.

Mr. Schrek reviewed the bulk variances and the outstanding items.

Mr. Stahl confirmed that the attic and basement will not be used for living space.

Angela Knowles, Board Planner, requested confirmation on the height of the building.

Mr. Powers, seconded by Mr. Agans, motioned for the approval of the application.

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Roll Call: Ayes: Theodore Petrock, Jim Powers, Ted Camacho, Brandon Agans, Tim Kenyon

Nay: None

Abstain: None

Absent: Rudy Nowak, Vince LoMedico, Donald Quick, Suzanne Maeder, Sebastian Galvez

PRESENTATION

There were no presentations.

NEW BUSINESS

Chairman Petrock announced the next scheduled meeting is Wednesday, August 7, 2019.

COMMENTS BY BOARD MEMBERS

Mr. Agans announced that Somerset County Preservation Plan was updated. He further commissioned the Board to remain aware of local projects that could impact flooding in the Borough.

PUBLIC COMMENT

There were no comments from the public.

ADJOURNMENT

The meeting adjourned at 7:58 p.m.

Respectfully submitted by,

Jasmine D. Mathis
Land Use Board Secretary