

MINUTES OF THE
REGULAR MEETING
OF THE LAND USE BOARD
TUESDAY, SEPTEMBER 3, 2019

THE REGULAR MEETING OF THE LAND USE BOARD OF THE BOROUGH OF MANVILLE, COUNTY OF SOMERSET, STATE OF NEW JERSEY, WAS HELD ON SEPTEMBER 3, 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	Vince LoMedico	
Present	Ted Camacho	
Present	Brandon Agans	
Absent	Donald Quick	
Present	Patricia Zamorski	
Present	Suzanne Maeder, Alternate #1	
Present	Tim Kenyon, Alternate #2	arrived at 6:32
Absent	Sebastian Galvez, Alternate #3	
Present	Alex Fischer, Esq., Board Attorney	
Absent	Stan Schrek, P.E., Borough Engineer	
Absent	Angela Knowles, Borough Planner	

APPROVAL OF MINUTES of Regular Meeting of August 7, 2019

Mr. LoMedico, seconded by Mr. Agans, motioned for the approval of the regular meeting minutes on August 7, 2019. All were in favor

RESOLUTIONS

Resolution 2019-10

Saodat Pulatova

225 South Main Street

Block 152 Lot 1

Preliminary and Final Major Site Plan with Variance

Ms. Maeder, seconded by Mr. LoMedico, motioned for the approval of Resolution 2019-10.

Roll Call: Ayes: Ted Petrock, Vince LoMedico, Suzanne Maeder

Nay: None

Abstain: None

Absent: Donald Quick

The application was approved.

Resolution 2019-11

Valerie Villas LLC

66-110 Valerie Drive

Block 315, Lot 1.01

Preliminary and Final Major Site Plan

Mr. Powers, seconded by Mr. LoMedico, motioned to approve and correct the eligible voting members listed on Resolution 2019-11.

Roll Call: Ayes: Ted Petrock, Jim Powers, Vince LoMedico, Suzanne Maeder

Nay: None

Abstain: None

Absent: Donald Quick

The resolution was approved.

Resolution 2019-12
AZR Sloane, LLC
154 South 16th Avenue
Block 315, Lot 1.01
Preliminary and Final Major Site Plan

Ms. Maeder, seconded by Mr. LoMedico, seconded for the approval of Resolution 2019-12.

Roll Call: Ayes: Ted Petrock, Vince LoMedico, Suzanne Maeder

Nay: None

Abstain: None

Absent: Donald Quick

The resolution was approved.

APPLICATION

Chris Huddy
119 S. 8th Avenue
Block 107, Lot 64
Variance

The hearing for 119 S. 8th Avenue is scheduled to be heard on October 1, 2019.

PRESENTATION

There were no presentations.

NEW BUSINESS

There was no new business.

COMMENTS BY BOARD MEMBERS

Mayor Onderko requested the status on codifying the Land Use ordinances. Mr. Fischer, Esq. advised the Board the Land Use codification should be completed by the end of the year.

Mr. Kenyon requested the status of the Master Plan. Ms. Maeder advised Angela Knowles, Borough Engineer, is waiting for the completion of codification. Mr. Powers requested clarification on the approval of the Master Plan. Mr. Fischer, Esq., provided clarification.

PUBLIC COMMENT

There were no comments from the public.

ADJOURNMENT

The meeting was adjourned at 6:44 p.m.

Respectfully submitted by,

Jasmine D. Mathis
Land Use Board Secretary