

MINUTES OF THE  
REGULAR MEETING  
OF THE LAND USE BOARD  
TUESDAY, OCTOBER 1, 2019

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THE REGULAR MEETING OF THE LAND USE BOARD OF THE BOROUGH OF MANVILLE, COUNTY OF SOMERSET, STATE OF NEW JERSEY, WAS HELD ON OCTOBER 1, 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
Absent	Jim Powers
Present	Richard Onderko, Mayor
Present	Rudy Nowak
Present	Vince LoMedico
Absent	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	Christopher Corsini, Esq., Board Attorney
Present	Stan Schrek, P.E., Borough Engineer
Present	Angela Knowles, Borough Planner

**APPROVAL OF MINUTES of Regular Meeting of September 3, 2019**

Mr. Agans, seconded by Mayor Onderko, motioned for the approval of the September 3, 2019 minutes. All were in favor.

## **APPLICATION**

PB Application# 19-09  
Piotr Kleszcz  
15 Whalen Street  
Block 212, Lot 4

Application 19-09 for 15 Whalen Street was not heard by the Board. The Board advised Mr. Kleszcz that architectural plans are required for his application to be heard.

PB Application# 19-11  
Owner's Association, Inc.  
c/o Peter Johnson  
321 South Main Street  
Block 150, Lots 15-19 & 25

Peter Lanfrit of Borrus, Goldin, Foley, Vignuolo, Hyman and Stahl, P.C., requested for an interpretation of application 19-11, 321 South Main Street. The Board advised the application should be heard as a planning board application. Mr. Lanfrit requested the hearing be carried to November 6th, 2019 without further notice, the Board obliged.

## **CORRESPONDENCE**

Borough Council Resolution #2019-185- Amending Resolution #2019-74

Directing the Planning Board of the Borough of Manville To Undertake a Preliminary Investigation of Block 84, Lots 22, 23, 24; Block 87, Lots 28, 33, 34.02, 36.02; Block 88, Lots 24, 29, 32; Block 113, Lots 1, 4, 6, 7; Block 114, Lot 10; Block 116, Lots 1, 3, 6, 8, 11, 12, 18, 19, 20, 21, 23.01, 24, 26, 27, 28, 29, 32, 34, 36; Block 149, Lots 1, 7, 8, 10, 14, 19, 21; Block 150, Lots 11, 13, 15, 16; Block 151, Lots 1, 3, 18, 19.02, 21; Block 152, Lots 1, 3, 4, 24.01, 25.02; Block 153, Lot 1; Block 154, Lots 1, 3, 7; Block 310, Lots 3, 4, 5.01, 6.01 and Block 310.01, Lots 10, 11, 12, 13, 14, 15, 16

Angela Knowles, Borough Planner, provided an overview of Borough Council Resolution 2019-185 which identifies parcels that will be included in the study area for an area in need of rehabilitation. Ms. Knowles stated that along with the study, a technical assistance grant application was submitted to Together North Jersey to develop a vision plan for Main Street with design concepts.

## **PRESENTATION**

There were no presentations.

## **NEW BUSINESS**

The Board rescheduled the November 5<sup>th</sup> , 2019 meeting to Wednesday, November 6, 2019 at 6:30 p.m.

### **PUBLIC COMMENT**

Maria Janucik, 720 East Frech Avenue, asked whether Resolution 2019-185 is for an area in need rehabilitation or redevelopment. Ms. Knowles advised it is for rehabilitation. Ms. Janucik further commented on Mark Manville, Valerie Drive, and Resolution 2019-185.

John Jascavich, 115 Pearl Street, Bridgewater, New Jersey, commended the Borough on placing a no parking sign on South Street.

### **COMMENTS BY BOARD MEMBERS**

Mr. Nowak recommended South Street be included as a designated area in Resolution 2019-185. He further commented that the corner of Second Avenue & Filak Avenue be rezoned from commercial to residential.

Mr. Kenyon stated that there should be a focus on Camplain Road.

The meeting was adjourned at 7:18 p.m.