

MINUTES OF THE  
REGULAR MEETING  
OF THE LAND USE BOARD  
February 6, 2018

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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 FEBRUARY 6, 2018, IN THE MANVILLE MUNICIPAL COURTROOM, 325 NORTH MAIN STREET, MANVILLE, NEW JERSEY AT 6:30 P.M.

**CHAIRMAN GEORGE KELMAN PRESIDED**

Chairman Kelman 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	George Kelman, Chairman
Absent	Ted Camacho
Present	Richard Onderko, Mayor
Present	Ted Petrock, Councilman
Present	Rudy Nowak,
Present	Andrea Bierwirth
Present	Brandon Agans
Present	Jim Powers
Present	Donald Quick
Present	Suzanne Maeder, Alternate #1
Present	Time Kenyon, Alternate #2
Present	Christopher Corsini Esq., Board Attorney
Present	Stan Schrek, P.E., Borough Engineer

**APPROVAL OF MINUTES**

There were no minutes for approval.

**VI. RESOLUTION**

There were no resolutions for approval.

**VII. APPLICATION**

A/ WaWa Corporation  
401 North Main Street, Bl. 312.01 Lt. 3.02, 4, 5.02, 8, and 9  
Conceptual Plan Presentation

For the record, Board Member, Brandon Agans, stepped off the dais for potential conflict.

Eric Steinfeld, developer for Wawa Corporation provided an overview of 401 North Main Street.

Jeffrey Martell, of Stonefield Engineering Design, provided an overview of the floodway, current site demographics and potential business alternatives for the proposed site.

Mr. Kelman requested clarification between a floodway and flood plain.

Mr. Schrek questioned if the proposed parking is in accordance with the ordinance. Mr. Martell advised the proposed parking exceeds the requirements of the ordinance. Mr. Schrek commented on the broad perspective of the design and advised additional detail will be required in the future.

Mr. Martell provided an overview of the financial analysis and the optional benefit of a PILOT/ Redevelopment agreement. Mr. Schrek requested clarification on Municipal Annual Tax Revenue. Mr. Steinfeld clarified the analysis is to provide understanding of the amount of investment needed for the site.

Mr. Schrek questioned if an overview of the environmental conditions of the site will be provided. Mr. Steinfeld provided there are potential hazardous component for the proposed site. Mr. Schrek questioned in there will be clean up efforts from the investors and if there is financial ability to address environmental concerns for the site.

Mike Rodell, Project Engineer, provided an overview of the history of Wawa and of the company structure.

Mr. Martell, provided the planning benefits of a Wawa in Manville, Benefits of Redevelopment, and the Redevelopment process.

Mr. Kelman opened the floor for comments from the Borough Council. There were none. He then opened the floor for the public.

Maria Jancick, 720 East Frank Avenue: Questioned the flood plain drawing, whether the PILOT is a long term tax exemption, whether the PILOT is only offered to disadvantaged municipalities, if the Princeton study referenced during the presentation is available to the public, if clarification can be given on the plan of the building and the amount of pumps, and when did this proposal go to the Somerset County Planning Board.

Ray Walsh, 26 North 17<sup>th</sup> Street: Questioned if there's pavement for the property and if rain gardens can be implemented in to the proposal for the flood plain.

Dean Shepherd, 222 Manville Avenue: Requested clarification on a redevelopment zone versus regular approval, the cost to the Borough for professions to do research for a redevelopment plan, and if there is a proposal for underground retention.

Moreen Taylor, 260 North 6<sup>th</sup> Street: Questioned if Mark Manville's application has been completed. Mr. Corsini advised the matter is in litigation and can't be further discussed.

Mr. Steinfeld thanked the Board for their time and expressed this proposal will be a positive addition to the Borough.

For the record, Andrea Bierwirth, Borough Administrator, did roll call for Borough Council and all were present.

### **VIII. PUBLIC PORTION**

No comments from the public.

### **IX. COMMENTS BY BOARD MEMBERS**

No comments from the Board members.

### **X. ADJOURNMENT**

The Board adjourned at 7:59 p.m.

Respectfully submitted by,

Jasmine D. Mathis  
Joint Land Use Board Secretary