

MINUTES OF THE  
REGULAR MEETING  
OF THE LAND USE BOARD  
MARCH 7, 2017

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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 MARCH 7, 2017, 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 Acting 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 :**

CHAIRMAN GEORGE KELMAN, Present  
VICE-CHAIRMAN, TED CAMACHO, Present  
JOE BARILLA, Present  
COUNCILWOMAN DAYNA CAMACHO, Present  
KURT KAGAN, Absent  
RUDY NOWAK, Present  
MAYOR RICHARD M. ONDERKO, Present  
JIM POWERS, Present  
DONALD QUICK, Present  
BRANDON AGANS, Alt. #1, Present  
STEVE RODZINAK, Alt. #2, Absent  
MICHAEL KASSICK, Alt. #4, Arrived at 6:37 p.m.  
ALEXANDER FISHER, ESQ., BOARD ATTORNEY, Present  
STAN SCHREK, BOROUGH ENGINEER, Present

**APPROVAL OF MINUTES**

Chairman Kelman had two amendments to the minutes of the Regular Meeting of February 7, 2017, which he read into the record. He requested approval of the amended minutes.

All present were in favor.

Chairman Kelman announced that the recording device failed at the meeting of February 7, 2017, and therefore, the applications heard that evening will be re-heard at

the meeting of April 4, 2017. He noted that any residents who made comments at the February 7<sup>th</sup> meeting should reiterate their comments on April 4<sup>th</sup> for the recording.

## **APPLICATION S**

A/ Application #PB-17-03  
SBA 2012 TC Assets, LLC  
Block 37, Lots 10-12; 41-43, 247 North Main Street  
Bulk Variance; Amended Site Plan

Chairman Kelman announced that the Applicant is preparing additional documentation and has requested that the matter be carried to the April 4, 2017 meeting, without further notice.

B/ Application #PB-17-01  
Mark Manville, LLC  
Block 82, Lot 42.01, 1 North Main Street  
Preliminary Major Site Plan, Final Site Plan, Use Variance,  
Bulk Variance, Conditional Use Approval

Attorney Fisher and Stan Schrek stated that new plans regarding this application were received yesterday, and they would like the opportunity to review them further.

John P. Wyciskala, Esq., Attorney for the Applicant Mark Manville, LLC., stated that he had witnesses ready to present the application tonight. He stated that revisions were made to the site plans regarding comments made at a meeting with the County Engineers. He stated that the changes are to ingress and egress.

Mr. Wyciskala agreed to carry the matter to the April 4<sup>th</sup> meeting, however he requested that the end time of the meeting be extended in order that they may allow the testimony of witnesses that have traveled from another state. He also suggested a Special Meeting could be held later in April to continue the testimony.

Attorney Fisher requested a formal, written request for a Special Meeting.

Stan Schrek requested that the Engineers forward copies of the amended Exhibits to the secretary for review by the Police Department prior to the next meeting.

Attorney Fisher reiterated that the next meeting will be a “do-over” for all testimony and all public comment.

## **NEW BUSINESS**

Stan Schrek reported that the Manville Public Library will be installing a rain garden, to absorb stormwater. He stated that he wanted to make the Board Members aware that if they see construction at the Library that it is only landscaping improvements.

## **PUBLIC PORTION**

Chairman Kelman opened the public portion for comments by members of the public. He stated that the comments should be non-related to the applications, and should be limited to general comments.

Maureen Taylor, 260 North 6<sup>th</sup> Avenue - asked if the amended Exhibits contain changes to the turning diagrams.

Stan Schrek stated that they did.

Dean Shepard, P.O. Box 222 - commented that when members are voting, they should give their reasons for their vote, whether it is an aye or nay.

Attorney Fisher stated that Board Members are not required to give reason, however it is a good practice. He noted that Board Members may not be able to sum up several hours of testimony in their responses.

Rudy Nowak commented that he believes that any Board Member voting no should provide a reason for their position.

When no one else wished to comment, Chairman Kelman requested a motion to adjourn the meeting.

Councilwoman Camacho, seconded by Ted Camacho, made a motion to adjourn the meeting.

All present were in favor.

The meeting was adjourned at approximately 6:45 p.m.

ATTEST:

Nancy Kagan, Board Secretary