

**JOINT LAND USE BOARD
REGULAR MEETING
May 11, 2023 at 6:30 p.m.**

I. CALL TO ORDER

II. OPEN PUBLIC MEETINGS ACT STATEMENT

“This meeting is being held in compliance with the ‘OPEN PUBLIC MEETINGS ACT’, because adequate notice of this meeting has been provided by notifying the Courier News and the Star Ledger, and by posting notice of such meeting in the Borough Hall on a bulletin board reserved for such announcements and by filing of said notice with the Borough Clerk of the Borough of Manville. Formal Action may be taken at this meeting.”

III. SALUTE TO FLAG

IV. ROLL CALL

Roll Call	Present	Absent	Arrival Time
Chairman Jim Powers, Class 4 (2023)			
Vice-Chair Amanda Gorbatuk (2023)			
Mayor Richard Onderko, Class 1 (2023)			
Councilman Branden Agans, Class 3 (2023)			
Matthew Brown, Class 4 (2025)			
Ted Camacho, Class 4 (2023)			
Bob Kojko, Class 4 (2026)			
Gilbert Lorenzo, Class 4 (2025)			
Vince LoMedico, Class 2 (2023)			
John Bentz, Alternate #1 (2023)			
Dayna Camacho, Alternate #2 (2023)			
Matthew Flynn, Board Attorney			
Stan Schrek, Borough Engineer			
Joseph Brosnan, Borough Engineer			

V. PUBLIC COMMENT

Comments from the public on general Land Use matters.

VI. APPROVAL OF MINUTES

Regular Meeting of March 9, 2023

ROLL CALL

Introduced	Seconded	Member	Yes	No	Abstain	Absent
		Chairman Jim Powers				
		Vice-Chair Amanda Gorbatuk				
		Matthew Brown				
		Ted Camacho				
		Bob Kojko				
		Gilbert Lorenzo				
		Mayor Onderko				
		John Bentz, Alternate #1				
		Dayna Camacho, Alternate #2				

VII. COMPLETENESS HEARING

- A/ Accord Properties
440-450 South Main Street
Block 220, Lot 1
Bifurcated Use Variance Application; Bulk Variance;
Preliminary Major Site Plan

ROLL CALL

Introduced	Seconded	Member	Yes	No	Abstain	Absent
		Chairman Jim Powers				
		Vice-Chair Amanda Gorbatuk				
		Matthew Brown				
		Ted Camacho				
		Bob Kojko				
		Gilbert Lorenzo				
		John Bentz, Alternate #1				
		Dayna Camacho, Alternate #2				

VIII. APPLICATION S

A/ Isip, Richard - #2023-2
 159, Lots 1 & 2
 14 East Camplain Road
 Bulk Variance

ROLL CALL

Introduced	Seconded	Member	Yes	No	Abstain	Absent
		Chairman Jim Powers				
		Vice-Chair Amanda Gorbatuk				
		Matthew Brown				
		Ted Camacho				
		Bob Kojko				
		Gilbert Lorenzo				
		Mayor Onderko				
		Councilman Agans				
		Dayna Camacho, Alternate #2				

B/ Santana, Elvin #2023-3
 Block 318, Lot 15
 93 Louise Drive
 Bulk Variance (impervious coverage issue) - **TO BE CARRIED TO JUNE 8**

ROLL CALL

Introduced	Seconded	Member	Yes	No	Abstain	Absent
		Chairman Jim Powers				
		Vice-Chair Amanda Gorbatuk				
		Matthew Brown				
		Ted Camacho				
		Bob Kojko				
		Gilbert Lorenzo				
		Mayor Onderko				
		Councilman Agans				
		Dayna Camacho, Alternate #2				

C/ Kontos, Demetrios #2023-4
Block 152, Lots 8-9
21 Beekman Street
Use Variance; Bulk Variance

ROLL CALL

Introduced	Seconded	Member	Yes	No	Abstain	Absent
		Chairman Jim Powers				
		Vice-Chair Amanda Gorbatuk				
		Matthew Brown				
		Ted Camacho				
		Bob Kojko				
		Gilbert Lorenzo				
		John Bentz, Alternate #1				
		Dayna Camacho, Alternate #2				

IX. COMMENTS BY BOARD MEMBERS

X. ADJOURNMENT