

**JOINT LAND USE BOARD  
REGULAR MEETING  
June 1, 2021 6:30 p.m.**

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**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**

<b>Roll Call</b>	<b>Present</b>	<b>Absent</b>	<b>Arrival Time</b>
Chairman Jim Powers, Class 4 (2023)			
Vice-Chair Amanda Gorbatuk (2021)			
Mayor Richard Onderko, Class 1 (2022)			
Councilman Ted Petrock, Class 3 (2021)			
Brandon Agans, Class 4 (2021)			
Matthew Brown, Class 4 (2021)			
Ted Camacho, Class 4 (2023)			
Vince LoMedico, Class 2 (2022)			
Don Quick, Class 4			
Lisa Payne, Alternate #1			
Matthew Flynn, Board Attorney			
Stan Schrek, Borough Engineer			
Angela Knowles, Borough Planner			

**V. APPROVAL OF MINUTES**

Regular Meeting of May 4, 2021

**ROLL CALL**

<b>Introduced</b>	<b>Seconded</b>	<b>Member</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
		Chairman Jim Powers				
		Vice-Chair Amanda Gorbatuk				
		Brandon Agans				
		Matthew Brown				
		Ted Camacho				
		Vince LoMedico				
		Donald Quick				
		Mayor Richard Onderko				
		Councilman Ted Petrock				
		Lisa Payne, Alternate #1				

**VI. RESOLUTION**

- A/ Application #2021-1  
Luq Shitu / 1419 West Camplain Road, LLC  
1419 West Camplain Road  
Minor Site Plan / Bulk Variance

**ROLL CALL**

<b>Introduced</b>	<b>Seconded</b>	<b>Member</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
		Chairman Jim Powers				
		Vice-Chair Amanda Gorbatuk				
		Brandon Agans				
		Matthew Brown				
		Ted Camacho				
		Vince LoMedico				
		Don Quick				
		Mayor Richard Onderko				
		Councilman Ted Petrock				
		Lisa Payne, Alternate #1				

**VII. APPLICATION S**

A/ Application #2021-2  
Wen Chun Guan  
227 Pope Street  
Use Variance, Bulk Variance

**ROLL CALL**

<b>Introduced</b>	<b>Seconded</b>	<b>Member</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
		Chairman Jim Powers				
		Vice-Chair Amanda Gorbatuk				
		Brandon Agans				
		Matthew Brown				
		Ted Camacho				
		Vince LoMedico				
		Don Quick				
		Lisa Payne, Alternate #1				

B/ Application #2021-3  
Eleni Kontos  
300 West Camplain Road  
Preliminary Major Site Plan, Final Site Plan, Bulk Variance

**ROLL CALL**

<b>Introduced</b>	<b>Seconded</b>	<b>Member</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
		Chairman Jim Powers				
		Vice-Chair Amanda Gorbatuk				
		Brandon Agans				
		Matthew Brown				
		Ted Camacho				
		Vince LoMedico				
		Don Quick				
		Mayor Richard Onderko				
		Councilman Ted Petrock				
		Lisa Payne, Alternate #1				

**VIII. COMMENTS BY BOARD MEMBERS**

**IX. PUBLIC COMMENT**

**X. ADJOURNMENT**