



Borough of Manville  
 325 North Main St.  
 Manville, NJ 08835

**Borough Council Meeting Agenda**

February 23, 2026

7:00PM

*This is not an official document. It is the agenda to the extent known and is listed as a courtesy and attempt to inform the public of actions being considered by the Council of the Borough of Manville. There may be deletions prior to the Mayor and Council taking final action*

*Our mission for the Borough of Manville is to enrich the quality of life for all residents, to maintain an attractive, inviting, and secure Community. We pledge to work in partnership with our residents to foster community pride, to develop a vibrant, diverse economy, to plan for the future, and to preserve and enhance the beauty of our town.*

**CALL MEETING TO ORDER**

Mayor Onderko called the meeting to order at 7:00PM

**OPEN PUBLIC MEETINGS ACT STATEMENT**

Borough Clerk Siboni stated “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, posting notice of such meetings 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.”

**ROLL CALL**

Mayor and Council	<b>Present</b>	<b>Professionals</b>	<b>Present</b>
Mayor Richard Onderko	_____	Scott Salmon, Borough Attorney	_____
Council President Joseph Lukac, III	_____	Gabriella Siboni, Business Administrator	_____
		Borough Clerk	_____
Councilman Christopher Basista	_____	Maureen Ruane, Interim Administrator	_____
Councilwoman Dayna Camacho	_____		
Councilwoman Stefanie Sanchez	_____		
Councilwoman Jade Puia	_____		
Councilwoman Patrica Zamorski	_____		

**SALUTE TO THE FLAG AND A MOMENT OF SILENCE**

Mayor Onderko requested everyone to stand for a moment of silence and salute the flag.

**PROCLAMATIONS**

Recognizing President’s Day

**PRESENTATIONS**

**MINUTES**

Minutes of Borough Council Meeting February 9, 2026 Meeting

<b>Motion made by Councilperson</b>	_____	<b>Second Made by Councilperson</b>	_____
Council President	Councilman	Councilwoman	Councilwoman
Lukac	Basista	Camacho	Sanchez
Councilwoman	Councilwoman		Mayor
Puia	Zamorski		Onderko

**ORDINANCES: INTRODUCTIONS AND FIRST READING**

<b>Ordinance Number</b>	<b>Title</b>	<b>Date Introduced</b>	<b>Scheduled Public Hearing</b>
<b>Ordinance 2026-1337</b>	An Ordinance Amending Provisions Of Chapter 31 “Zoning Ordinance” Of The Code Of The Borough Of Manville, Article 4 “General Provisions”, To Include New Section 31-424 Setting Forth Mandatory Setaside Requirements For Residential Development In The Borough Of Manville	2/23/2026	3/9/2026

<b>Motion made by Councilperson</b>	_____	<b>Second Made by Councilperson</b>	_____
Council President	Councilman	Councilwoman	Councilwoman
Lukac	Basista	Camacho	Sanchez

Councilwoman  
Puia

Councilwoman  
Zamorski

Mayor  
Onderko

**Ordinance Number**

**Title**

**Date  
Introduced**

**Scheduled  
Public Hearing**

**Ordinance 2026-1338** An Ordinance Amending The Code Of The Borough Of Manville To Address The Requirements Of The Fair Housing Act And The Uniform Housing Affordability Controls (UHAC) Regarding Compliance With The Boroughs’s Affordable Housing Obligations

**Motion made by Councilperson**

Council President  
Lukac  
Councilwoman  
Puia

Councilman  
Basista  
Councilwoman  
Zamorski

**Second Made by Councilperson**

Councilwoman  
Camacho

Councilwoman  
Sanchez  
Mayor  
Onderko

**Ordinance Number**

**Title**

**Date  
Introduced**

**Scheduled  
Public Hearing**

**Ordinance 2026-1339** An Ordinance Amending The Code Of The Borough Of Manville To Address The Requirements Of The Fair Housing Act, The Uniform Housing Affordability Controls (UhaC) And The Affordable Housing Rules At N.J.A.C. 5:99 Regarding Compliance With The Borough’s Affordable Housing Obligations

**Motion made by Councilperson**

Council President  
Lukac  
Councilwoman  
Puia

Councilman  
Basista  
Councilwoman  
Zamorski

**Second Made by Councilperson**

Councilwoman  
Camacho

Councilwoman  
Sanchez  
Mayor  
Onderko

**Ordinance Number**

**Title**

**Date  
Introduced**

**Scheduled  
Public Hearing**

**Ordinance 2026-1340** An Ordinance Amending the Borough of Manville’s South Main Street Rehabilitation Plan Regarding Compliance with the Borough’s Affordable Housing Obligations

**Motion made by Councilperson**

Council President  
Lukac  
Councilwoman  
Puia

Councilman  
Basista  
Councilwoman  
Zamorski

**Second Made by Councilperson**

Councilwoman  
Camacho

Councilwoman  
Sanchez  
Mayor  
Onderko

**ORDINANCES: PUBLIC HEARING AND FINAL ADOPTION**

**Ordinance Number**

**Title**

**Date  
Introduced**

**Date  
Public Hearing**

**Ordinance 2026-1335** An Ordinance To Amend Ordinance 2003-981 and 2020-1245 An Ordinance Reconstituting The Police Department Of The Borough Of Manville

**Motion made by Councilperson**

Council President  
Lukac  
Councilwoman  
Puia

Councilman  
Basista  
Councilwoman  
Zamorski

**Second Made by Councilperson**

Councilwoman  
Camacho

Councilwoman  
Sanchez  
Mayor  
Onderko

**Ordinance Number**

**Title**

**Date  
Introduced**

**Date  
Public Hearing**

<b>Motion made by Councilperson</b>		<b>Second Made by Councilperson</b>	
Council President	_____	Councilman	_____
Lukac	_____	Basista	_____
Councilwoman	_____	Councilwoman	_____
Puia	_____	Zamorski	_____
		Councilwoman	_____
		Camacho	_____
		Councilwoman	_____
		Sanchez	_____
		Mayor	_____
		Onderko	_____

**PUBLIC PORTION ON RESOLUTIONS**

Mayor Onderko requested a motion to open public comment

Motion made by Councilperson \_\_\_\_\_ Second Made by Councilperson \_\_\_\_\_ In Favor \_\_\_\_\_ Opposed \_\_\_\_\_

Mayor Onderko requested a motion to close public comment

Motion made by Councilperson \_\_\_\_\_ Second Made by Councilperson \_\_\_\_\_ In Favor \_\_\_\_\_ Opposed \_\_\_\_\_

**RESOLUTIONS TAKEN SEPARATELY**

**Resolution 2026-082 Approval of Vouchers**

<b>Motion made by Councilperson</b>		<b>Second Made by Councilperson</b>	
Council President	_____	Councilman	_____
Lukac	_____	Basista	_____
Councilwoman	_____	Councilwoman	_____
Puia	_____	Zamorski	_____
		Councilwoman	_____
		Camacho	_____
		Councilwoman	_____
		Sanchez	_____
		Mayor	_____
		Onderko	_____

**RESOLUTIONS BY CONSENT**

*Resolutions 2026-068 through 2026- 076 were submitted to the Mayor and Council for review and may be adopted by one motion. Motion to adopt resolutions 2026-068 through 2026-076 followed by a Roll Call:*

- 2026- 083 Authorize Interest Rates, Grace Period And Year-End Penalty
- 2026- 084 Resolution Of The Borough Of Manville To Issue Refunds Related To Tax Title Lien Redemption
- 2026- 085 Approve Contract For Nj Community Solutions Llc To Provide Interim Administrator And Administrator Search Services
- 2026- 086 Resolution Of The Borough Council Of The Borough Of Manville Granting Permission To Manville PBA To Host Annual Food Truck Event
- 2026- 087 Approve Tax Appeal Settlement On Block 311 Lot 1.02 Commonly Known As 20-180 North Main St.
- 2026- 088 Acknowledging Mayoral Appointments to Board of Health
- 2026- 089 Mayor and Council Appointments to Municipal Alliance
- 2026- 090 Authorize Submission Of A Strategic Plan For The Manville Borough Municipal Alliance Grant For Fiscal Year 2027
- 2026- 091 Authorizing A Professional Services Contract With One Water Consulting, Llc, For The Creation Of A Regional Watershed Management Plan
- 2026- 092 Resolution Of The Borough Council Of The Borough Of Manville Granting Permission For Work Necessary For Complete North 13th Ave. Project Be Allowed To Occur From 7:00pm-5:30am

**APPROVAL OF CONSENT AGENDA**

<b>Motion made by Councilperson</b>		<b>Second Made by Councilperson</b>	
Council President	_____	Councilman	_____
Lukac	_____	Basista	_____
Councilwoman	_____	Councilwoman	_____
Puia	_____	Zamorski	_____
		Councilwoman	_____
		Camacho	_____
		Councilwoman	_____
		Sanchez	_____
		Mayor	_____
		Onderko	_____

**Motion made by Councilperson**

Council President \_\_\_\_\_  
Lukac \_\_\_\_\_  
Councilwoman \_\_\_\_\_  
Puia \_\_\_\_\_

**Second Made by Councilperson**

Councilman \_\_\_\_\_  
Basista \_\_\_\_\_  
Councilwoman \_\_\_\_\_  
Zamorski \_\_\_\_\_

Councilwoman \_\_\_\_\_  
Camacho \_\_\_\_\_

Councilwoman \_\_\_\_\_  
Sanchez \_\_\_\_\_  
Mayor \_\_\_\_\_  
Onderko \_\_\_\_\_

**OFFICIAL REPORTS**

Monthly Department Reports

**NEW BUSINESS**

**COMMUNICATIONS**

**COMMITTEE REPORTS AND COUNCIL COMMENTS**

- 1) Finance Committee
- 2) Progress and Development Committee
- 3) Policy, Planning and Personnel Committee
- 4) Public Safety
- 5) Public Works Committee
- 6) Buildings and Grounds Committee
- 7) Mayor Onderko

**PUBLIC PORTION**

*Motion to open public comments on non-agenda items only.*

Mayor Onderko requested a motion to open public comment

Motion made by Councilperson \_\_\_\_\_ Second Made by Councilperson \_\_\_\_\_ In Favor \_\_\_\_\_ Opposed \_\_\_\_\_

Mayor Onderko requested a motion to close public comment

Motion made by Councilperson \_\_\_\_\_ Second Made by Councilperson \_\_\_\_\_ In Favor \_\_\_\_\_ Opposed \_\_\_\_\_

**CLOSED SESSION**

2026- A Resolution Of The Borough Council Of The Borough Of Manville Authorizing The Discussion Of Matters In A Closed Session Pursuant To The Statutory Exclusions Of N.J.S.A. 10:4-12

**Motion made by Councilperson**

Council President \_\_\_\_\_  
Lukac \_\_\_\_\_  
Councilwoman \_\_\_\_\_  
Puia \_\_\_\_\_

**Second Made by Councilperson**

Councilman \_\_\_\_\_  
Basista \_\_\_\_\_  
Councilwoman \_\_\_\_\_  
Zamorski \_\_\_\_\_

Councilwoman \_\_\_\_\_  
Camacho \_\_\_\_\_

Councilwoman \_\_\_\_\_  
Sanchez \_\_\_\_\_  
Mayor \_\_\_\_\_  
Onderko \_\_\_\_\_

To enter executive session

Council entered executive session at

Council exited executive session at

To end executive session

Motion made by Councilperson \_\_\_\_\_ Second Made by Councilperson \_\_\_\_\_ In Favor \_\_\_\_\_ Opposed \_\_\_\_\_

**ADJOURNMENT**

Motion made by Councilperson \_\_\_\_\_ Second Made by Councilperson \_\_\_\_\_

Those in Favor \_\_\_\_\_ Those opposed \_\_\_\_\_ Time \_\_\_\_\_