

**SPECIAL MEETING MINUTES OF THE JOINT LAND USE BOARD
THURSDAY APRIL 23, 2026.**

THE SPECIAL MEETING OF THE JOINT LAND USE BOARD OF THE BOROUGH OF MANVILLE, COUNTY OF SOMERSET, STATE OF NEW JERSEY, WAS HELD APRIL 23, 2026, AT THE MANVILLE MUNICIPAL MEETING ROOM AT 6:30 P.M.

Chairman Powers called the meeting to order at 6:30 p.m. and the Secretary read the Open Public Meetings act.

III. SALUTE TO THE FLAG

Everyone present participated in the Salute to the Flag.

IV. ROLL CALL

Chairman Jim Powers - Present
Vice-Chair Amanda Gorbatuk - Present
Mayor Richard Onderko – Present
Bob Kojko – Present
Gilbert Lorenzo – Present
Ted Camacho – Present
Councilwoman Dayna Camacho – Present
John Bentz – Present
Matthew Brown – Absent
Branden Agans- Present
Ron Skirkanish- Absent

Also Present:

Chris Sobieski.- Attorney
Joseph Brosnan - Borough Engineer

V. MASTER PLAN

Joseph Brosnan briefly went through the changes that are to be voted on for the Master Plan. The last revision was done in 2024. He went over the report with the Board. Brosnan deferred to the Master Plan Re-Examination for additional recommendations. The changes to the zoning on South Main Street were discussed. It is being recommended to revert to commercial or upzoned to high-density commercial zone. Lastly, it was recommended to eliminate construction of two-family housing within the R zone. The Land Use Board voted and the vote passed.

VI. TWO-FAMILY ORDINANCE

Once again, Joseph Brosnan went on to discuss the potential new two-family ordinance. It was discussed by the Board and Attorney Chris Sobieski. Mayor Onderko had a few questions regarding how it would work with the Land Use Board. Mr. Brosnan explained that if a two-family house was wanting to be built within an R zone, that the applicant would have to apply to the Land Use Board for a variance. The Board voted and it passed.

Comments from Board Members

Joseph Brosnan brought to the attention of the Board a new application was put in with the secretary. Applicant Joseph Greco put in an application for a minor site plan, use variance and bulk variance. The board voted the application incomplete.

Meeting was adjourned.

Respectfully Submitted,

Heather Haney