

**MEETING MINUTES OF THE JOINT LAND USE BOARD  
THURSDAY APRIL 9, 2026.**

THE REGULAR MEETING OF THE JOINT LAND USE BOARD OF THE BOROUGH OF MANVILLE, COUNTY OF SOMERSET, STATE OF NEW JERSEY, WAS HELD APRIL 9, 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 – Absent  
Ted Camacho – Present  
Councilwoman Dayna Camacho – Present  
John Bentz – Present  
Matthew Brown – Present  
Branden Agans- Present  
Ron Skirkanish- Present

*Also Present:*

Matthew Flynn.- Attorney  
Joseph Brosnan - Borough Engineer

**V. PUBLIC PORTION**

No one from the public spoke.

**VI. APPROVAL OF MINUTES**

Minutes were approved for the Regular Meeting of March 5, 2026.

**VII. APEX APPLICATION**  
**BLOCK 123, LOTS 7-10**  
**MINOR SUBDIVISION**

Kevin Moore, from the applicant's attorney office, went through the details of the property. The lots being in both Manville and Hillsborough. The application is to make two lots to build two single family houses. Kevin stated that everything is conforming to Manville's ordinances. Lorali E. Totten, P.E., P.P. continued the testimony on behalf of CREST Engineering Associates, Inc. Lorali went over the specifics of the property and the specs of the proposed houses. Several exhibits were introduced. Exhibit A-1 was a site map. Exhibit A-2 was a detailed map on where the houses and driveways would be. Matt Flynn brought up that maybe the patio should be smaller to accommodate the impervious coverage for a shed in the future. The applicant agreed to do so. Joseph Brosnan and Lorali discussed whether Coolidge Avenue would be paved. The applicant agreed to resurface the road after all the work is done on the houses to make it easier to pave if the Borough decides to in the future. Whether or not the property has the potential to flood was also brought up. Lorali showed that it was not in a flood zone and that it is also not in wetlands. The homes will not have basements. Several agreed upon adjustments were discussed and the applicant will submit changes to Joseph Brosnan for approval. The changes include things like the landscaping plans with storm water management. The Land Use Board voted and the application passed. The applicant still needs to be heard in Hillsborough Township regarding their application. If Hillsborough also votes yes, then the two municipalities will need to get together to discuss which town will take jurisdiction.

**Comments from Board Members**

Councilwoman Dayna Camacho asked the secretary to share the subcommittee's proposal with Matt Flynn. Once again, potential changes to the Master Plan were mentioned.

Meeting was adjourned.

Respectfully Submitted,

Heather Haney