

**Borough of Manville  
Joint Land Use Board**

**End of Year Report 2017**

**January 10, 2017 - Reorganization**

- 1.) The following Resolution of denial was adopted by the Board:

A/ Application #PB-16-07 – Joshua Nash  
Bulk Variance  
Lots 45 & 46, Block 122 – 212 South 14<sup>th</sup> Avenue

**February 7, 2017**

- 1.) The following Application was presented to and denied by the Board:

A/ Application #PB-17-02 – 1419 West Camplain, LLC  
Use Variance  
Block 122, Lot 9, 1419 West Camplain Road

- 2.) The following Applications were heard and carried to the March 7, 2017 meeting:

B/ Application #PB-17-03  
SBA 2012 TC Assets, LLC  
Block 37, Lots 10-12; 41-43, 247 North Main Street  
Bulk Variance; Amended Site Plan

C/ Application #PB-17-01  
Mark Manville, LLC  
Block 82, Lot 42.01, 1 North Main Street  
Preliminary Major Site Plan, Final Site Plan, Use Variance,  
Bulk Variance, Conditional Use Approval

**March 7, 2017**

- 1.) The Chairman announced that the following Application is being carried to the April 4, 2017 meeting to allow the Applicant to prepare further documentation:

A/ Application #PB-17-03  
SBA 2012 TC Assets, LLC  
Block 37, Lots 10-12; 41-43, 247 North Main Street  
Bulk Variance; Amended Site Plan

3.) The Board Members heard continued testimony for this application, which was carried to the June 6, 2017 meeting:

C/ Application #PB-17-01 (continued from April 4<sup>th</sup>)  
Mark Manville, LLC  
Block 82, Lot 42.01, 1 North Main Street  
Preliminary Major Site Plan, Final Site Plan, Use Variance,  
Bulk Variance, Conditional Use Approval

**June 13, 2017 (re-scheduled from June 6<sup>th</sup>)**

1.) The Board approved the following request for extensions of time:

A/ Request for Extension of Time Brooks Townhouses, LLC

2.) The following Resolution for extension of time was adopted:

A/ Request for extension of time:  
Application #PB-16-01 – Georgos Kontos  
Minor Subdivision; Bulk Variance  
Block 68, Lots 54-61, 50 North 14<sup>th</sup> Avenue

3.) The following Resolution of approval was adopted with conditions:

B/ Application #PB-17-04  
Atilla Sabahoglu  
Block 136.01; Lot 29.01, 1009 Roosevelt Avenue  
Bulk Variances

4.) The Chairman announced that the following application was carried to the July 5, 2017 meeting:

B/ Application #PB-17-05  
Dharm, Inc. t/a Dunkin' Donuts  
Preliminary Major Site Plan, Final Site Plan  
Block 150, Lots 15-19 and 25 – 321 South Main Street

5.) The Chairman announced that the following application was carried to the August 1, 2017 meeting:

C/ Application #PB-17-06  
Kontos, George & Eve  
Use Variance; Bulk Variance  
Block 111, Lots 16 & 17

2.) The Board heard testimony and denied the following applications:

B/ Application #PB-17-01  
Mark Manville, LLC  
Block 82, Lot 42.01, 1 North Main Street  
Preliminary Major Site Plan, Final Site Plan, Use Variance,  
Bulk Variance, Conditional Use Approval

C/ Application #PB-17-05  
Dharm, Inc. t/a Dunkin' Donuts  
Preliminary Major Site Plan, Final Site Plan  
Block 150, Lots 15-19 and 25 – 321 South Main Street

3.) The following application was presented to and approved by the Board, with conditions:

D/ Application #PB-17-06  
Kontos, George  
Use Variance, Bulk Variance  
Block 111, Lots 16 & 17 142 South 3<sup>rd</sup> Avenue

### **September 5, 2017**

1.) The following Resolutions of denial were adopted by the Board:

A/ Appeal of Application #PB-17-02  
1419 West Camplain, LLC  
Block 122, Lot 9, 1419 West Camplain Road  
Use Variance

B/ Application #PB-17-05  
Dharm, Inc. t/a Dunkin' Donuts  
Preliminary Major Site Plan, Final Site Plan  
Block 150, Lots 15-19 and 25 – 321 South Main Street

2.) The Board adopted the following Resolution of approval with conditions:

C/ Application #PB-17-06  
Kontos, George  
Use Variance, Bulk Variance  
Block 111, Lots 16 & 17 142 South 3<sup>rd</sup> Avenue

**Borough of Manville  
Planning Board**

**End of Year Report 2016**

**January 5, 2016**

1.) The following application was presented to and approved by the Board, with conditions:

Application #PB-16-01 – Georgos Kontos  
Minor Subdivision; Bulk Variance  
Block 68, Lots 54-61

**February 2, 2016**

1.) The following Resolutions of approval were adopted with conditions:

Application #PB-16-01 – Georgos Kontos  
Minor Subdivision; Bulk Variance  
Block 68, Lots 54-61

**March – No meeting held**

**April 5, 2016**

**Reorganization Meeting**

**May 3, 2016**

1.) The following application was presented to and approved by the Board, with conditions:

Application #PB-16-02 – Devsuchi, LLC  
Minor Site Plan; Bulk Variance  
Block 147; Lots 9, 10 – 519 West Camplain Road

2.) The following application was presented to the Board and denied:

Application #PB-16-03 – Rega Construction Corporation  
Preliminary Major Site Plan; Final Site Plan  
Block 119, Lot 222 – 235 South 18<sup>th</sup> Avenue

## **June 7, 2016**

- 1.) The following Resolution of approval was adopted with conditions:

Application #PB-16-02 – Devsuchi, LLC  
Minor Site Plan; Bulk Variance  
Block 147; Lots 9, 10 – 519 West Camplain Road

- 2.) The Board adopted a Resolution denying the following application:

Application #PB-16-03 – Rega Construction Corporation  
Preliminary Major Site Plan; Final Site Plan  
Block 119, Lot 222 – 235 South 18<sup>th</sup> Avenue

## **July 5, 2016**

- 1.) The Board approved the following requests for extensions of time:

A/ Request for extension of time A&B Holdings, LLC  
B/ Request for extension of time Brooks Townhouses, LLC

- 2.) The following application was presented to and approved by the Board, with conditions:

Application #PB-16-04 – Doreen Armiger  
Use Variance  
Block 70, Lot 15

## **August 2, 2016**

- 1.) The following Resolutions approving extensions of time were adopted:

A/ Request for extension of time A&B Holdings, LLC  
B/ Request for extension of time Brooks Townhouses, LLC

- 2.) The following Resolution of approval was adopted with conditions:

Application #PB-16-04 – Doreen Armiger  
Use Variance  
Block 70, Lot 15

- 3.) The following application was presented to and approved by the Board, with conditions:

Application #PB-16-05 – Peter Hrebik  
Bulk Variance  
Lot 17, Block 231 – 509 West Frech Avenue

**September 6, 2016**

- 1.) The following Resolution of approval was adopted with conditions:

Application #PB-16-05 – Peter Hrebik  
Bulk Variance  
Lot 17, Block 231 – 509 West Frech Avenue

**October 4, 2016**

- 1.) The following application was presented to and approved by the Board, with conditions:

Application #PB-16-06 – 490 South Main Street, LLC  
Use Variance/Interpretation of Prior Approvals  
Lot 1.01, Block 220 – 490 South Main Street

**November 1, 2016**

- 1.) The following Resolution of approval was adopted with conditions:

Application #PB-16-06 – 490 South Main Street, LLC  
Use Variance/Interpretation of Prior Approvals  
Lot 1.01, Block 220 – 490 South Main Street

**December 6, 2016**

- 1.) The Board heard and denied the following application:

Application #PB-16-07 – Joshua Nash  
Bulk Variance  
Lots 45 & 46, Block 122 – 212 South 14<sup>th</sup> Avenue

**Borough of Manville  
Zoning Board of Adjustment**

**End of Year Report 2016**

**January 13, 2016**

1.) A Resolution unanimously approving the following application was memorialized by the Board:

Application #ZB-15-07 – Chabra, Michael  
Minor Site Plan; Use Variance  
Block 149, Lots 10, 11-13; 318-320 South Main Street

2.) The Board heard and approved the following Application, with conditions:

Application #ZB-15-08 – Kontos, George & Frangeas, Eirini  
Use Variance  
Block 72, Lot 14 – 11 North 9<sup>th</sup> Avenue

**February 10, 2016**

1.) A Resolution unanimously approving the following application was memorialized by the Board:

Application #ZB-15-08 – Kontos, George & Frangeas, Eirini  
Use Variance  
Block 72, Lot 14 – 11 North 9<sup>th</sup> Avenue

On February 22, 2016, the Mayor and Council adopted Resolution #2016-1168, which Restructured the Joint Land Use Board.

**JOINT LAND USE BOARD  
2018 FINAL REPORT**

**Application Number:** PB-18-02

**Applicant:** Valdes Realty, Inc.

**Owner:** Valdes Realty, Inc.

**Property Address:** 1116 West Camplain Road

**Tax Map Designation:** Block 102, Lots 39 and 40

**Summary:** Expansion of Pre-Existing Bulk Non-Conformities  
Proposed construction of an enclosure over an existing 115sf porch for a single family home

**Hearing:** March 6, 2018

**Resolution Approved:** April 3, 2018

---

**Application Number:** PB-18-01

**Applicant:** Mark Manville, LLC

**Property Address:** 1 North Main Street

**Tax Map Designation:** Block 82, Lot 42.01

**Summary:** Preliminary Major Site Plan, Final Site Plan  
Seeking approval for the construction of a “Royal Farms Convenience Store with Fuel Sales”

**Hearing:** April 3, 2018

**Resolution Approved:** Docket No. Som-L-1401-17

---

**Application Number:** PB-18-03

**Applicant:** SBA 2012 TC Assets, LLC & New York SMSA L.P. d/b/a Verizon Wireless

**Property Address:** 247 North Main Street

**Tax Map Designation:** Block 37, Lots 10,11,12,41,42,43

**Summary:** Preliminary and Final Site Plan Approval  
Seeking approval for the construction of a telecommunications utility improvements that include construction cellular antennas on existing cellular communications tower, construction of equipment compound shed on existing building rook with screening and structural modifications to existing equipment shelters (reinforcement).

**Hearing:** June 6, 2018

**Resolution Approved:** July 10, 2018

---



**JOINT LAND USE BOARD  
2018 FINAL REPORT**

**Applicant:** Brooks Townhouses, LLC  
**Tax Map Designation:** Block 42.01, Lot 1.03

**Summary:** An extension for a minor subdivision approved by resolution on June 30, 2017

**Resolution Approved:** August 8, 2018

---

**Zoning Application Number:** PB-18-01

**Applicant:** Robert & Lori Jean Perez

**Owner:** Robert & Lori Jean Perez

**Property Address:** 222 South 17<sup>th</sup> Avenue

**Tax Map Designation:** Block 119, Lots 49, 50 and 51

**Summary:** Bulk Variance

Proposed construction of a 15'8" x 40' attached garage along the south-easterly sided of the existing single family dwelling and a proposed front porch 6'x18'.

**Hearing:** August 8, 2018

**Resolution Approved:** September 4, 2018

---

**Application Number:** PB-18-09

**Applicant:** Joseph Lawson, Executor for the Estate of Lazowski, Stella ("Applicant")

**Property Address:** 139 South 10<sup>th</sup> Avenue

**Tax Map Designation:** Block 105, Lots 45-52

**Summary:** Minor Subdivision

Approval for the subdivision of an existing lot into 2 lots

**Hearing:** October 2, 2018

**Resolution Approved:** November 7, 2018

---

**Zoning Application Number:** PB-18-02

**Applicant:** Robert Gwozdz

**Property Address:** 1610 West Camplain Road

**Tax Map Designation:** Block 84, Lots 45 & 46

**Summary:** Bulk Variance

Proposed to construct 16' x 16' deck attached to the rear of house of the existing single family dwelling

**Hearing:** November 7, 2018

**Resolution Approved:**

---

**JOINT LAND USE BOARD  
2018 FINAL REPORT**

**Zoning Application Number:** PB-18-03

**Applicant:** Steven Hoffmann & Steacy Walsh

**Address:** 800 West Camplain Road

**Tax Map Designation:** Block 106, Lots 31 & 32

**Summary:** Interpretation & Use Variance

Requested the Board to determine if their ground floor residential unit use is in the commercial district is permitted as existing non-conforming use.

**Hearing:** December 4, 2018

**Resolution Approved:** January 2, 2019

---

**Application Number:** PB-18-06

**Applicant:** Elias & Gonzalez, LLC on Behalf of Germain Gonzalez

**Property Address:** 210 South Main Street

**Tax Map Designation:** Block 116, Lots 6

**Summary:** Use Variance & Bulk/Hardship Variance

Seeking approval to operate a primarily take-out type deli in the commercial district on the ground floor of existing building and proposed interior only improvements.

**Hearing:** December 4, 2018

**Resolution Approved:** January 2, 2019

**JOINT LAND USE BOARD  
2019 FINAL REPORT**

**Application Number:** PB-19-01  
**Applicant:** 287-289 South Main Street, LLC  
**Property Address:** 287-289 South Main Street  
**Tax Map Designation:** Block 151, Lots 1,2,3,5,6,15 & 16  
**Summary:** Construction of first floor residential apartments in a commercial district by converting existing office space to 2 separate 1 bedroom apartments  
**Hearing:** March 5, 2019  
**Resolution Approved:** April 2, 2019

---

**Application Number:** PB-19-02  
**Applicant:** Amici, LLC  
**Property Address:** 205 East Frech Avenue  
**Tax Map Designation:** Block 220, Lots 1.03  
**Summary:** Utilize 4 of 5 lots for construction of 4 duplex residential (multi-family) structures for a total of 8 residential dwelling units and 5<sup>th</sup> lot would be utilized for drainage basin and open space  
**Hearing:** April 2, 2019  
**Board Determination:** The Board deemed the application incomplete.

---

**Application Number:** PB-19-04  
**Applicant:** Make Sit Happen  
**Property Address:** 326 South Main Street  
**Tax Map Designation:** Block 149, Lot 14-18  
**Summary:** Dog training facility in the C-Commercial Zone and seeking to reconfigure the first floor space for a training area, closets, bathrooms, storage area, reception area, and a break room  
**Hearing:** July 2, 2019  
**Resolution Approved:** August 7, 2019

---

**Application Number:** PB-19-05  
**Applicant:** George Kontos  
**Property Address:** 609 W. Camplain Road  
**Tax Map Designation:** Block 146, Lot 3-6  
**Summary:** Construction of a second floor addition to include three (3) apartments, a rear garage and a 10 space parking lot  
**Hearing:** July 2, 2019  
**Resolution Approved:** August 7, 2019

---

**Application Number:** PB-19-03  
**Applicant:** Saodat Pulatova  
**Property Address:** 225 South Main Street  
**Tax Map Designation:** Block 152, Lot 1  
**Summary:** Construction of a two-story mixed-use building on an existing vacant lot with ground floor retail spaces and 2 two bedroom apartments on the second floor  
**Hearing:** July 2, 2019  
**Resolution Approved:** September 3, 2019

---

**JOINT LAND USE BOARD  
2019 FINAL REPORT**

**Application Number:** PB-19-06  
**Applicant:** Valerie Villas, LLC  
**Property Address:** 66-110 Valerie Drive  
**Tax Map Designation:** Block 315, Lot 1.01  
**Summary:** Preliminary and Final Major Site Plan construction of a residential Townhouse project with 6 proposed buildings with a total of 23 townhouse units with off street parking, attached garages, and rear decks  
**Hearing:** August 7, 2019  
**Resolution Approved:** September 3, 2019

---

**Application Number:** PB-19-06  
**Applicant:** AZR Sloane, LLC  
**Property Address:** 154 South 16 Avenue  
**Tax Map Designation:** Block 315, Lot 1.01  
**Summary:** Construction of a second floor addition to an existing single family dwelling  
**Hearing:** August 7, 2019  
**Resolution Approved:** September 3, 2019

---

**Application Number:** PB-19-08  
**Applicant:** Chris Huddy  
**Property Address:** 119 S. 8<sup>th</sup> Avenue  
**Tax Map Designation:** Block 107, Lot 64  
**Summary:** Seeking variance relief for existing non-conforming conditions to construct 2<sup>nd</sup> floor addition and renovate/reconstruct the remaining portions of existing single family dwelling  
**Hearing:** September 3, 2019  
**Resolution Approved:** December 3, 2019

---

**Application Number:** PB-19-09  
**Applicant:** Piotr Kleszcz  
**Property Address:** 15 Whalen Street  
**Tax Map Designation:** Block 212, Lot 4  
**Summary:** Construction of an attached garage addition, relocate existing asphalt driveway and requests relief from bulk requirements  
**Hearing:** October 1, 2019  
**Board Determination:** The Board required architectural plans to proceed

---

**Application Number:** PB-19-11  
**Applicant:** Owner's Associations, Inc c/o Peter Johnson  
**Property Address:** 321 South Main Street  
**Tax Map Designation:** Block 150, Lots 15-19 & 25  
**Summary:** Construct a Dunkin restaurant with drive-through to replace a now vacant space previously occupied by a bank with a drive-through.  
**Hearing:** October 1, 2019  
**Resolution Approved:** December 3, 2019

---