

**Minutes of the South Toms River Land Use Board**

**May 15, 2017**

**A meeting of the South Toms River Land Use Board was held at South Toms River Borough Hall on Monday May 15, 2017 and called to order at 7:00pm.**

LUB Secretary Kayla Rolzhausen called to order a meeting of the **South Toms River Land Use Board at 7:00pm at Borough Hall.** *This meeting was published in the Asbury Park Press on February 1, 2017 and posted on the Bulletin Board in the Municipal Building and therefore dually advertised.*

**Roll Call**

<b>Member</b>	<b>Yes</b>	<b>No</b>	<b>Abs</b>	<b>Ab</b>	<b>Member</b>	<b>Yes</b>	<b>No</b>	<b>Abs</b>	<b>Ab</b>
Hemmann	√				Roush	√			
Petro	√				Whalen	√			
Serdinsky	√				Gleason	√			
Grams	√				K Rolzhausen	√			
Glogolich	√				Cradle				
T Rolzhausen	√								

**Abs- Abstain      Ab-Absent**

**Approve the Minutes**

Approve the Minutes for April 17, 2017

A motion was made by **Mr. Gleason** Second made by **Ms. Grams**

<b>Member</b>	<b>Yes</b>	<b>No</b>	<b>Abs</b>	<b>Ab</b>	<b>Member</b>	<b>Yes</b>	<b>No</b>	<b>Abs</b>	<b>Ab</b>
Hemmann	√				Roush	√			
Petro	√				Whalen	√			
Serdinsky	√				Gleason	√			
Grams	√				K Rolzhausen			√	
Glogolich	√				Cradle				
T Rolzhausen	√								

**Abs- Abstain      Ab-Absent      NV-Not voting**

**Old Business**

None

**New Business**

Chairman Glogolich presented certificate to Ms. Petro for successfully completing the NJPO training.

**Resolution 2017-5 Resolution of the LUB recommending the adoption of the Dover Rd**

**Redevelopment Plan**

Mr. Rolzhausen made a comment about the Mayor and council efforts to make get resident aware and get them involved with what's happening with the redevelopment. Meetings are posted in the newspapers, boroughs and numerous South Toms River Facebook pages. They have also used Nixile which is text message alert. He also asked for suggestions on how to get residents to come to meetings and get involved.

John Barree stated the purpose is to review the plan make comments and suggestions and hopefully approve the resolution. He discussed the plan requirements, permitted uses, setbacks and goals to redevelop the property to bring a good development. The plan discussed Pineland credits and we should get feedback from Pinelands about the requirements. Tom Rolzhausen stated the town was meeting with Pinelands to see if the credits can be used to help offset the cost of closing our landfill. Mr. Whalen stated according to the plan the developer could put up a 6 foot stockade fence and reduce the size of the buffer from 50' to 25'. Mr. Barree a section of the property near Chamberlain St where there is less vegetation a 50' buffer may not be feasible. We would recommend a 50' at the site plan review, this just gives flexibility to the plan if it is needed but it would be up to the board to approve it. Mr. Rolzhausen said his understanding is that the vegetation in the back of the residents of Easy St. would stay with the larger setbacks and the shorter setbacks would be on Chamberlain St. as the road would be included in the setback requirements. He stated that the vegetation in that area was over grown and he couldn't see how they would be able to save any of it, and wanted something done to make it nicer to the nearby residents. He suggested a berm, but Mr. Serdinsky added it probably wouldn't be feasible but suggested an evergreen buffer. Mr. Serdinsky talked about the grade and slope of the property. Mr. Rolzhausen asked if the plan called for sidewalks along Chamberlain, after discussion it was decided to have sidewalks from Wawa to Easy St on Chamberlain St. to be added to the plan. Mr. Gleason asked if the entrance on Chamberlain to the development was an entrance only. It was not in the plan but after discussion it was decided to add no exit on to Chamberlain if feasible due to any slop on the proerty to avoid any addition traffic concerns. Mr. Serdinsky asked about the amount of units that would be rental and sales. Mr. Rolzhausen stated at the last community advisory meeting it was said they would be for sale. However both options are in the plan cause market conditions would overall what they are rentals or sale. Mr. Rolzhausen brought up how the developer said at the previous LUB meeting that the Toms River development was scheduled to be rentals and when they started they changed to rentals and the town gave them a hard time. Because when you have apartments the developer is responsible for repairs and up keep versus condos where the condo association (owners) are responsible. Mr. Glogolich asked if the affordable portion would be mixed in or separate. Mr. Barree said it would be mixed in. Mr. Barree said in the master plan this property is mentioned and in his opinion that this plan, seeing something come forward is within the goal of the master plan. Mr. Whalen stated that he could not support any tax abatements. Mr. Whalen quoted a sentence in the plan how it must be a benefit to the community and asked how this is a benefit to the community. Mr. Barree said ratables. Mr. Whalen said if there is a tax abatement how would there be ratables. It was discussed that it was a negotiated item and if it didn't work out for both parties it would not be happening. Mr. Rolzhausen stated how he invested a lot on money in his home and had no intentions of leaving. He said he would not give his "ok" if it was not good for the town. Mr. Whalen said the plan discussed how great the property is with the location near the parkway. He asked so why do we need to offer a tax abatement. Mr. Barree stated that the biggest advantages for

developers is cost certainty and it usually can be a win for both sides. Mr. Serdinsky said that if you were to go with what's typically built you would get 50 homes, with this development you're getting 5 times the amount giving the town a larger amount of income of taxes. Mr. Whalen stated the plan goes on for a 30 year duration and was concerned about the tax abatement lasting 30 years. Mr. Gleason said the tax abatement is different from the development plan. Mr. Barree said the a development like this which is likely to move forward rather quickly is basically excluded from the 30 years durations but it's in their cause that's the longest it can go on. Once the terms in the plan are completed the plans is complete and done. Mr. Barree just to confirm the amendments to the plan are: buffer with stagger evergreen trees, sidewalks on Chamberlain from Wawa to Easy St. and No exit onto Chamberlain if feasible.

No question from public.

A motion was made by **Mr. Glogolich** second by **Mr. Gleason**

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
Hemmann	√				Roush	√			
Petro			N/V		Whalen	√			
Serdinsky	√				Gleason	√			
Grams		√			K Rolzhausen	√			
Glogolich	√				Cradle				
T Rolzhausen	√								

**Abs- Abstain    Ab-Absent    N/V- Not Voting**

**Motion was approved**

After the motion was approved Mr. Rolzhausen made a comment that if possible when it comes to the negotiations of the tax abatement he will see if Mr. Whalen can be included in those meetings.

**Approve to Pay Bill**

Kelahr, Van Dyke & Moriarty Invoice dated 04/06/2017 \$510.00

A motion was made by **Mr. Hemmann** second by **Mr. Rolzhausen**

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
Hemmann	√				Roush	√			
Petro			N/V		Whalen	√			
Serdinsky	√				Gleason	√			
Grams	√				K Rolzhausen	√			
Glogolich	√				Cradle				
T Rolzhausen	√								

**Abs- Abstain    Ab-Absent**

**Chairman's Report**

None

**Questions from the Public**

None

**Adjournment**

A motion was made by **Mr. Serdinsky** and second by **Mr. Glogolich** and an affirmative voice vote of all LUB members present. The meeting was adjourned at 8:12 PM