

Minutes of the STR Land Use Board  
December 21, 2015

**A meeting of the South Toms River Land Use Board was held at the South Toms River Borough Hall on Monday December 21, 2015 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 7:00 pm at Borough Hall**. *This meeting was published in the Asbury Park Press and the Bulletin Board in the Municipal Building and is therefore dually advertised.*

**Swearing in of new member**

Swearing in of new alternate member Mike Serdinsky

**Roll Call**

Those who were present for the meeting were: Mr. Peter VanDyke (LUB Attorney) Mr. O'Donnell (LUB Engineer)

**Present:** Mr. Gleason, Mr. Rolzhausen, Mr. Whalen, Mr. Sykes, Mr. Glogolich, Jean Cipriani, Mr. Hemmann, Ms. Grams and Mr. Serdinsky

**Absent:** Mrs. Roush

**Approval of the Minutes for November meeting**

No changes were needed

A motion was made by **Jean Cipriani** Second made by **Mr. Rolzhausen**

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
Hemmann			√		Sykes	√			
Rolzhausen	√				Whalen	√			
Serdinsky			√		Gleason	√			
Grams			√		Cipriani	√			
Glogolich	√				Roush				√

**Abs- Abstain      Ab-Absent**

**Motion passed**

**New Business**

Accepting the resignation of Betty Silvestri

A motion was made by **Mr. Rolzhausen** Second by **Mr. Glogolich**

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
Hemmann	√				Sykes	√			
Rolzhausen	√				Whalen	√			
Serdinsky			√		Gleason	√			
Grams	√				Cipriani	√			
Glogolich	√				Roush				√

Ab-abscent Ads-Abstain

**Motion passed**

**Old Business**

**Resolution 2015-7 Plan #1 Municipal Building/ Sewerage Authority Block 8 Lots 7 and 8**

Mrs. Cipriani stepped down due to a conflict of interest. Sean Duane Esq. of McManimom, Scotland & Baumann, LLC answered question from the board. The board made the following recommendations.

- The Land Use Board recommends that the membership names on page 2 of the proposed Redevelopment Plan be changed to reflect the resignation of Elizabeth Silvestri and the swearing in of Michael Serdinsky.
- The Land Use Board recommends that Permitted Principal Uses on page 17 be amended to include any pre-existing municipal uses as permitted uses.
- The Land Use Board recommends that the Borough Council reconsider the Area and Bulk regulations set forth on page 18 of the proposal.

A motion was made by **Mr. Glogolich** Second by **Mr. Serdinsky**

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
Hemmann	√				Sykes	√			
Rolzhausen	√				Whalen	√			
Serdinsky	√				Gleason			√	
Grams	√				Cipriani			N/V	
Glogolich	√				Roush				√

Ab-abscent Ads-Abstain

**Motion passed**

**Approve to Pay Bills**

**No bills to approve**

**Chairman's Report**

The chairman wished everybody a happy holidays and a happy new year. He thanked everyone for their help and patience this year as he was learning and stated he will continue to try to make meeting as he learned a lot and wishes to continue.

### **Questions from the Public**

Councilman Sandy Ross 16 Hummel Dr – Sandy told the board he cannot speak for council but wanted to let the board knows he personally takes recommendation from the board seriously. He also said he wanted to thank the board for all they do. He said that volunteers don't always get the recognition they deserve but wanted to personally thank everyone.

### **New business**

Mr. Hemmann ask if the professionals bids were available. Mr. Rolzhausen stated they were in and available to be picked up. Mr. Rolzhausen also said they can be picked up after the meeting.

Mr. Whalen question about Erbe Builders appears to have started building without satisfying the recommendations from the board. Mr. O'Donnell stated after the last meeting he checked the files and he had not made the changes based on the resolution and the requirements stated no permits should be issued till requirements are met. Mr. Vandyke said he would contact the applicants attorney

### **Adjournment**

A motion was made by **Mr. Sykes Second** made by **Mr. Glogolich** and an affirmative voice vote of all the LUB Members present. The meeting was adjourned at 8:03pm