

Minutes of the STR Land Use Board

July 20, 2015

**A meeting of the South Toms River Land Use Board was held at the South Toms River Borough Hall on Monday June 15, 2015 at 7:00pm.**

**Called to Order**

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.*

**Roll Call**

Those who were present for the meeting were: Mr. Vandyke (LUB Attorney)

**Present:** Mayor Cradle Mr. Hemmann, Mr. Gleason, Mr. Rolzhausen, Mr. Whalen, Mr. Sykes, Mrs. Roush and Mr. Glogolich

**Absent:** Ms. Silvestri

**Excused:** Ms. Grams

**Approval of the Minutes for June 15 meeting**

No changes were needed

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

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
Hemmann	√				Sykes	√			
Rolzhausen	√				Whalen	√			
Silvestri				√	Gleason	√			
Grams				√	Cradle			√	
Glogolich	√				Roush	√			

**Abs- Abstain      Ab-Absent**

**Motion passed**

**New Business**

Mr. Rolzhausen discussed the new LUB application, he stated that it will be up to the board to make a decision to accept or deny the application. He stated that there were changes and recommendations made by the engineer that needed to be corrected. Mr. Hemmann questioned why it need to be replaced as the present application was 2 pages and the new application has numerous pages. Mr. Rolzhausen and Mr.

Gleason confirmed that a lot of paper work contained in the new applications, the applicant was given at a later time or they had to get the forms on their own. The fee schedule in the new packet was discussed and whether it was correct or needed. Mr. Sykes requested a copy of the present LUB application be emailed to all to review.

**Resolution 2015-175** was sent from council for recommendations from LUB. The LUB agreed to vote to keep things moving. Agreeing only that the area in the resolution appears to meet the criteria for further study and that's it is in need of rehabilitation. This will allow the study by Maser to take place.

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

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
Hemmann	√				Sykes	√			
Rolzhausen	√				Whalen	√			
Silvestri				√	Gleason	√			
Grams				√	Cradle	√			
Glogolich	√				Roush	√			

**Abs- Abstain      Ab-Absent**

**Motion passed**

.

**Old Business**

Memorialize resolution for site plan Block 2 Lots 40 & 41 (Erbe Builders)

Mr. Whalen question about seeing stone on the property when the applicant said materials would not be stored on the property. Mr. Vandyke said it was not an issue for not voting but was an issue for code enforcement. Mayor Cradle said he would look into it.

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

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
Hemmann	√				Sykes	√			
Rolzhausen	√				Whalen	√			
Silvestri				√	Gleason	√			
Grams				√	Cradle			√	
Glogolich	√				Roush	√			

**Abs- Abstain      Ab-Absent**

**Motion passed**

**Approve to Pay Bills**

O'Donnell, Stanton & Associates Invoice #0032868 Site Plan Review Block 2 Lots 40 &41 (\$1520.00)  
O'Donnell, Stanton & Associates Invoice #0032867 Site Plan Review Cedar Point Block 6 Lot 1.02 (\$1050.00)  
O'Donnell, Stanton & Associates Invoice #0032984 Site Plan Review Block 2 Lots 40 & 41 (\$760.00)  
Montenegro, Thompson, Montenegro & Genz Wawa review fees Invoice #16467 \$231.83  
Montenegro, Thompson Montenegro & Genz Wawa case fees Invoice #16482 \$516.53

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

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
Hemann	√				Sykes	√			
Rolzhausen	√				Whalen	√			
Silvestri				√	Gleason	√			
Grams				√	Cradle	√			
Glogolich	√				Roush	√			

**Abs- Abstain      Ab-Absent**

**Motion passed**

**Chairmans Report**

Mr. Rolzhausen said he spoke to Sabastian Farrantell from the Montenegro firm about an update on Wawa. Mr. Farrantell confirmed what Mr. Vandyke said at the previous meeting . However he felt in his opinion the decision could be coming as early as September

**Questions from the Public**

**No public were present**

**Adjournment**

A motion was made by **Mr. Rolzhausen Second** made by **Mr. Roush** and an affirmative voice vote of all the LUB Members present. The meeting was adjourned at 8:10pm.

