

Minutes of the STR Land Use Board

June 15, 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) Mr. O'Donnell (LUB Engineer)

Present: Mr. Hemmann, Mr. Gleason, Mr. Rolzhausen, Mr. Whalen, Mr. Sykes and Ms. Grams

Absent: Mrs. Roush, Mayor Cradle

Excused Ms. Silvestri

Approval of the Minutes for May 18 meeting

No changes were needed

A motion was made by **Mr Gleason** 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

New Business

Major site plan Block 2 Lot 40 &41 PE Flint LLC Patrick Erbe
Applicant was represented by Steven Zabarsky of Citta, Holzapfel & Zabarsky Toms River NJ.
The applicant presented testimony from its planner Imants Smildzins, P.P., P.L.A after hearing testimony from the applicant the board asked the following questions

Mr. Sykes question the future flood elevations and that when they were eventually adopted would the applicant be in compliance. The applicant stated that they were in compliance with the new elevations. Mike O'Donnell stated even though the new elevations weren't adopted the applicant was required to conform to the new elevations maps.

Mr. Gleason questioned the size of the office space. The applicant stated it will be 450 sq ft

Mr. Sykes questioned about the space other than office space if that would be used for storage of equipment or just the maintenance of equipment. The applicant said it would be utilized for both.

Mr. Sykes asked for clarification on street parking as there is no street parking on Flint Rd. The applicant stated there would be 9 spaces in the front of the building designated for visitors.

Mr. Gleason questioned the size of the parking spaces. The applicant stated it would be 10x20 as required by the ordinance.

Mr. Sykes asked if there were designated handicap spaces. The applicant stated there would be 1 as required by the ordinance.

Mr. Whalen questioned about the drainage and if any drainage would runoff to neighbor's property. The applicant stated several things were being done to alleviate any run off. (perviated paving, stone and dry well)

Mr. Sykes questioned about bathrooms and sewerage lines. The applicant stated there would be mandatory bathrooms the same as present building.

Mr. Whalen questioned about flooding on the street and is anything be done to help with this. The applicant stated they are not going to be adding to the problem. But with the current runoff the property now would actually be cut and could only help with the current problem. He also stated that the county has seen the plans and had only (1) recommendation which the applicant has taken care of.

Mr. Gleason questioned the material to be used for the front of the building and if it was similar to the metal buildings in the area. Patrick Erbe was sworn in to answer the question. The material would be block and the façade would be metal.

Mr. Whalen question about whether they would be storing customers' materials and garbage on the property. The applicant said no material or customer waste would be kept onsite.

Mr. Whalen asked about the trailers currently on the property being seen from Flint Rd. The applicant stated they would be stored behind the building and would not be visible from the street.

Mr. Whalen asked if there were plans to replace the sidewalks in front as they are currently in bad shape. The applicant said they were going to be replacing sidewalk.

Mr. Whalen asked if we need to wait to vote on approving until the lighting issues and others issues listed by the engineer was satisfied. LUB Engineer said he didn't see any reason why we couldn't proceed with it being subject to the lighting plans and other issues as listed by the borough engineer.

There was no public present for comments

A motion was made by Mr. Rolzhausen and 2nd by Ms. Grams to approve pending the approval of the lighting plan for the rear of the property and other issues listed by the borough engineer.

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

Mr. Vandyke stated the he sent an inquiry to Montenegro firm about the Tradewinds litigation. This issue is being handled by another firm as this has to do with the redevelopment area and has nothing moving forward with the LUB

Mr. Vandyke also update on the other suit where the tenant sued the landlord and the LUB for a bad inspection. It has been accepted by Qualinks and none of the billing will be going through the LUB it will be going through the borough.

Approve to Pay Bills

No bills were sent for approvals

Chairmans Report

The Chairman discussed the resolution passed by the redevelopment subcommittee for L&F Realty (which all members received in their package). The resolution states the L&F Realty has met all the requirements and can be passed to the LUB

Questions from the Public

No public were present

Adjournment

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