

Minutes of the STR Land Use Board  
November 16, 2015

**A meeting of the South Toms River Land Use Board was held at the South Toms River Borough Hall on Monday November 16, 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.**

**Roll Call**

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

**Present:** Mr. Gleason, Mr. Rolzhausen, Mr. Whalen, Mr. Sykes Mr. Glogolich Mrs. Roush Jean Cipriani and Mr. Hemmann

**Absent:** Ms Silvestri, Ms. Grams

**Approval of the Minutes for November meeting**

No changes were needed

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

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

**Abs- Abstain      Ab-Absent**

**Motion passed**

**New Business**

The board discussed the schedule for the meeting dates for 2016. It was decided that due to the holidays falling on January 18 and February 15, the board decided that that the meeting will be scheduled on January 19 and February 16. It was also decided that do to the holiday in January of 2017, the meeting would be scheduled on January 17, 2017

A motion was made by **Mr. Gleason** Second by **Mrs. Cipriani**

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

Ab-abscent Ads-Abstain

**Motion passed**

**Municipal Complex Redevelopment Plan 1 and 2 Ordinances 12-15 and 13-15**

Mrs. Cipriani stepped down due to a conflict of interest on both plans to be discussed. Sean Duane Esq. of McManimom, Scotland & Baumann, LLC discussed the plan and answer questioned the board had. LUB engineer also gave his thoughts and answered questions. After discussing the board decided to only vote on Plan 2 as several member wanted more time to review Plan 1.

**Resolution 2015-6 Plan 2 Double Tree Associates, LLC Block 19, Lot 1**

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

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

Ab-abscent Ads-Abstain

**Motion passed** with the following changes

1. **On page 2 Board member George Rutzler (removed)**
2. **On page 2 Board member Jason Glogolich (II) (Added)**
3. **On page 2 Board Member Jean Cipriani Class (1) (added)**
4. **On page 8 under Land Use Plan should be changed from Map (3) to map (2)**
5. **On page 8 under Plan Relationship to zoning should be changed from map (3) to map (2)**
6. **On page 2 board engineer Chuck Applegate PE: Changed to Michael O' Donnell PE**

**Municipal Complex Redevelopment Plan 1 Municipal Building/ Sewerage Authority Block 6 Lots 7 and 8**

A motion was made to table by **Mr. Glogolich** and Second by **Mr. Whalen** A motion was made by

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

Ab-abscent Ads-Abstain

**Approve to Pay Bills**

- Montenegro \$52.00
- NJPO Dues for 2016 \$325.00
- Montenegro Invoice #16845 \$39.00
- O'Donnell Stanton Invoice #0033442 \$460.00
- O'Donnell Stanton Invoice #0033362 \$402.50
- Total bills \$1278.50

A motion was made by **Mrs. Cipriani** Second made by **Mr. Gleason**

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

**Motion passed**

**Chairman's Report**

**Questions from the Public**

**No public comments**

**Adjournment**

A motion was made by **Mrs. Cipriani** Second made by **Mr. Glogolich** and an affirmative voice vote of all the LUB Members present. The meeting was adjourned at 8:40pm