

Minutes of the South Toms River Land Use Board

April 18, 2016

A meeting of the South Toms River Land Use Board was held at South Toms River Borough Hall on Monday April 18 , 2016 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, The Star Ledger and posted on the Bulletin Board in the Municipal Building and therefore dually advertised.*

Roll Call

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

Abs- Abstain Ab-Absent

Approve the Minutes

Approve the Minutes for March 21, 2016

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

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

Abs- Abstain Ab-Absent

New Business

Fee Schedule

The chairman spoke about in the past we decided to remove the fee schedule. Most felt then the fees might change. The chairmen stated it was accurate and any future changes in the fees would be an act of

council and we would be notified. After discussing it was decided to put the fee schedule back in the application

A motion was made by **Mr. Cradle** Second made by **Mrs. Roush**

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

Abs- Abstain Ab-Absent

Financial Disclosure

The chairman reminded everyone that the financial disclosure was due by April 30. If anyone needed help or question, Joe Kostecki would be more than happy to help anyone that needs it.

Old business

Erbe builders

The chairman said plans were submit for review and given to our engineer. He asked our engineer if there was anything he would like to add, Mr. O'Donnell stated the plans were in conformance with the resolution. Mr. Serdinsky asked about DEP and Caffra approvals. Mr. O'Donnell stated they had Caffra

Approve to Pay Bills

Montenegro Invoice #17138 \$1092.00 Wawa

Motion was made by **Mayor Cradle** Second by **Mr. Serdinsky**

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

Abs- Abstain Ab-Absent

Public Hearing Block 20, Lots 1.01, 1.02 and 1.03

The chairman moved on to the public hearing and stated we will have a presentation prior to any questions from the board or public. He also stated that the board is only here to determine if the area meets the criteria for redevelopment. Not to discuss any possible development or housing. David Roberts of Maser consulting discussed the criteria needed to consider lots 1.01, 1.02 and 1.03 an area in need of redevelopment. Mr. Roberts said the reason why the borough is including the additional lots were for access to lots 1.04 and 1.05. He also discussed how the borough's goal is to have the land fill closed and approved by DEP. It's an expensive process so council has been working with Pinelands and the DEP as a

way to advance this process thru a public/ private partnership as a way to close the landfill with little or no impact to tax payers. He said the C criteria applies to site 1.01 and section 3 applies to all the sites. The borough is considering the additional lots as a means for access to lots 1.04 and 1.05 (Land fill sites). So whatever got developed wouldn't have to have a primary access thru a residential neighborhood. He stated all of the lots are currently zoned Municipal. Mr. Roberts then took question from the board.

Mr. Serdinsky asked about buffer zones and height of structures.

Mr. Roberts said that would be in the redevelopment plans, which is not being considered now. The redevelopment plan would contain requirements for buffers, heights and setbacks.

Mr. Gloglich ask if Mr. Roberts felt the additional lots meet an area of redevelopment.

Mr. Roberts 1.01 meets criteria C and they all meet criteria of section 3 needed for an effective redevelopment

Mr. Whalen commented about green acres funds have to stay recreation. He asked about records are that says you get twice as much land during a swap. He also asked why there is a plan if this is the first phase.

Mr. Roberts it's a concept plan, the developer can put anything he wants in a concept plan but the redevelopment plan will have what he can have.

Mr. Hemmann said he hopes everyone reads pages 21-25 and 27-34 in the redevelopment study

Mayor Cradle said that this is not a done deal. It's a project we are working on to get the land fill closed at minimum cost to tax payers. He stated this is just a proposal and there are things that can be negotiated. He also stated we are here to approve a study and nothing else. Also this is not the LUB that makes this decision it is the elected officials.

There were no other questions or comments from the board so the chairman opened the floor to the public for questions and comments but ask everyone to please be civil and limit comments to 3 minutes.

Mr. Troast 113 Attison Ave What is a buffer zone and expressed concerns of having trees he planted taken down and doesn't want a 3 story townhouse looking in his back yard.

Maria Dibenedetto 11 Hummel Dr spoke about raising her kids here and if this goes through we will need more police and school so it would end up costing more

Don Williams 122 Dittmar Dr he wanted everyone who opposed this plan to raise their hands

Theresa Lettman Pinelands Alliance 17 Pemberton Rd Southampton she want the report that the board received considering lot 1.01, 1.02 and 1.03. She said the Pinelands Alliance doesn't support the boroughs plans.

Brandon Morris 11 Hummel Dr "I want my baseball fields"

Katelyn Basso Dittmar Dr concern for the safety of her family with addition cars for new residents

Heather Ward 186 1st Ave safety of people with current speeding problem. Also the trail behind her house a lot of people use for walking. Also concerns for populations of school.

Janice 147 Attison doesn't want another 300 cars driving past her house. Whatever they promise isn't right.

Tony 129 Dittmar Dr concerns about traffic and kids going to school and wants the board to oppose it

Lynette Catusco 106 Dover Rd concerns about schools and kids having to go thru townhouse to get to baseball field

Kristen Tisch 2 Tolly Ct wants to develop a new elementary school cause current school is falling apart.

Sherrie Boyle 31 Annapolis Rd wants to consider making this area a park

Rev Robin Barrow Wells Chapel Center St She talked about how everyone speed these days and nothing helps. No one pays attention to speed bumps. Told everyone the town needs to look at the plans. Nobody said yes or no yes and asked people to calm down.

Santo Didenedetto 175 Attison Ave Understands why this is being considered. But looking at 300 or so units, this brings another road and our public works can't handle what we have, let alone more residents. Selling our souls to the devil to close the landfill.

Anna Polozzo 17 Citadel Ave How are we going to make a decision and what's next?

Chairman said we look at what's in front of us and we determine if it's an area in need of redevelopment. We aren't considering homes as most of us only seen the plan when we received the flyer that was being distributed. The attorney (Bauman) said it could take months if not years and explained the steps. Today is just figuring out of the box, just trying to get through set 1.

Steve Winkelman 102 Attison Ave said the town is in talks to get the new municipal building. Asked the board not to agree with it and not to rezone the 3 lots

Mayor Cradle explained the borough is paying for the new borough hall. He said we have been trying to get the police dept. out of basement since 1996

Michelle McNulty 113 Dittmar Ave ask not to take the ball fields away from the children and asked if they are going to build, build behind the rec center and the ball fields.

Robert Tisch 2 Tolly Ct asked who came up with the idea to redevelop 1.04 and 1.05 he expressed concerns about building back there and it spreading beyond that in the future. The chairman explained those lots are the landfill.

Julie Troast 113 Attison Ave said there is pine snake on that land. Moving baseball fields where is hard for our kids to get to. Why can't housing be put on 1.04 and 1.05

Gigi Esparza 8 Red Maple Ct. How many sections of the criteria does this meet to be considered an area of redevelopment. Mr. Roberts repeated about if it doesn't meet areas of the criteria and it is necessary for redevelopment of the other areas being considered it can be considered an area of redevelopment. She said she commended the board for considering this to keep taxes from going high but said the board needs to consider what the residents want.

Linda Reitz 2 Cornell Dr Concerned about green acres money. Asked about traffic study. Environmental issues cause she has seen pine snake near rec building. Doesn't see how this can work. Wouldn't want anyone looking in her back yard.

Anthony Taffaro 381 Applegate Ave concerns with the buffer feels lots 1.01, 1.02 and 1.03 should be the buffers

Matt Miller 390 Applegate Ave said there is not 90 feet between his house and the house on 1st street

Laura Ferris 130 Dittmar submitted a petition with 223 people against the plan

Andrew Hurley 19 Easy St giving land to the developer to close the land fill what's in it for the town?

Mr. Gleason New DPW, rec building and ball fields

Mr. Rutzler 8 Easy St. what is this going to do to the taxes? How much are the people in the new development going to pay? Doesn't feel he gets anything for the taxes he pays. About to have someone from Lakewood buy his home and get out.

Peter Van Dyke LUB attorney Explained what we are doing here tonight and to explain it doesn't have to do with any future housing that maybe considered in the future.

Delores Sullivan 408 Applegate Ave asked what is this study costing the town?

Not sure who said it but was told by multiple people. Nothing

Steve Winkleman 102 Attison Ave After this goes to council will the LUB have to vote on the redevelopment?

Mr. Bauman said yes

Another question was asked but no name given about Berkley being notified

Chairman said yes it will be posted in the Asbury park Press

Motion was made by **Mayor Cradle** Second by **Ms. Roush** to approve the study

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

Abs- Abstain Ab-Absent

Sandy Ross 16 Hummel Dr He mentioned several things were in accurate and explained that this is a concept plan and that's it. We are just looking for option to close the land fill. Back in the 80's the cost was over 1 million dollars. Today's costs are a lot higher and if we end up paying for it taxes will go up. He spoke about the new borough hall originally being discussed as land swap. But that is no longer the case. The new borough hall is being purchase and yes it will be at a minor cost to tax payers. But the current borough hall needs a lot of work. He stated this has been being discussed at council meeting, budget workshops and LUB meetings. He explained what happens from here and asked everyone to come out and get involved in future meeting while this is being discussed.

Chairman's Report

No comments from chairman

Questions from the Public

No public comments

Adjournment

A Motion was made by **Mr.Gleason** Second made by **Mayor Cradle** and an affirmative voice vote of all the LUB Members Present. The meeting was adjourned at 9:30PM

Secretary _____
Kayla M Rolzhausen

Chairman _____
Jason Glogolich