

Minutes of the South Toms River Land Use Board

July 18, 2016

A meeting of the South Toms River Land Use Board was held at South Toms River Borough Hall on Monday July 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 and the Bulliten 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 May 16, 2016

A motion was made by **Mr. Gleason** Second made by **Ms. Grams**

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

Informal concept plan review (69 Flint Rd)

Sheri Dankis said her family has had the Dance Centre on Atlantic City Blvd for the last 30 years and her parents recently retired and asked her to take over the business. The current location is in and older building and the landlord has said he has drawn up plans to renovate the building but won't give a time frame as to when. He has also stated he prefers not to do it at all. The current location has roof leaks in all rooms and is not attractive to customers. They have also seen a steady decline in the younger age groups due to the current location is close to a pornography and a liquor store. Also the current building height

doesn't allow for the business to grow as she is trained in acrobat and circus arts. The problem they have is they can't make an offer on the building if they don't know if they can put a dance studio there. They are willing to add any parking, lighting or anything the board would require. The engineer stated this is not only a site plan but also a use change and the difficulty of that needs to be discussed. Mr. Whalen asked about music being played inside could be heard outside. Mrs. Daknis stated no at the current site and they would take measures to ensure the same at the new location. Mr. Serdinsky asked about the current use for the property. It is currently zoned townhouse transition and was previously commercial for which this use was allowed. It was also noted that the adjacent property is currently commercial and this use would be allowed there. Mr. Daknis stated that the Dance Centre has been in the town for a long time and has been dedicated and would like to stay in the town.

Mr. Whalen suggested to add parking so no street parking would be needed as it's a bad curve at the area. He also said to make sure the noise level was taking care of. And also lighting cause of the townhouses in the back.

Mr. Daknis added that the light they would be using is International Dark Sky (a society that dedicates themselves to keeping the skies dark it allows for enough safety lighting without causing bright skies interfering with areas around.

Mr. Serdinsky said he encourage them to move forward as it's a good location and suggested they consult with the neighbors to get a feel if they would be ok with it.

Mr. O'Donnell said they would need an attorney and a professional engineer

Old Business

Approve to Pay Bills

Kelaher, VanDyke and Moriarty approved \$2420.00

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

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

Chairman's Report

The Chairman discussed mandatory training dates and the only member that needs to go is alternate Ms. Petro

Questions from the Public

No questions from the public

Adjournment

A motion was made by **Mr. Glogolich** Second made by **Ms. Grams** and an affirmative voice of all LUB Members present. The meeting was adjourned at 7:46PM