

Minutes of the South Toms River Land Use Board

October 15, 2018

A meeting of the South Toms River Land Use Board was held at South Toms River Borough Hall on Monday October 15, 2018 and called to order at 7:00 pm

LUB Chairman (Jason Glogolich) 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 January 5, 2018 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
					Roush	√			
Petro	√				Whalen	√			
M. Serdinsky	√				Gleason	√			
Grams	√				Rolzhausen	√			
Glogolich	√				Jubert	√			
T Rolzhausen	√				D. Serdinsky	√			

Abs- Abstain Ab-Absent

Approve minutes for September 17, 2018

Ms. Petro made the motion to approve Second by **Mr. Serdinsky**

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
					Roush	√			
Petro	√				Whalen	√			
M.Serdinsky	√				Gleason	√			
Grams	√				Rolzhausen	√			
Glogolich	√				Jubert				
T Rolzhausen	√				D. Serdinsky				

Abs- Abstain Ab-Absent

New Business

Peter Van Dyke swore in new alternate members Joseph Jubert and Denise Serdinsky prior to roll call.

Old Business

Resolution 2018-03 Minor Site Plan Block 13 Lot 18.02

Jillian McClure attorney for the applicant said she apologized but the engineer wasn't in attendance and that she had a call out for him.

Mr. Van Dyke ask her to explain the application till the engineer arrived

The board waited while Ms. McClure attempted to set up for her presentation

Jillian McClure explained that she represented Tom Filomio and discussed details about the property and that her client waned to build a ranch style property on the lot. The lot is in the R-10 zone they are seeking variance for various setbacks. She discussed details of the home to be built. She stated Mr. Filomio is a contractor. She said the finish product would be a beautiful addition to the neighborhood. She said due to the unique size of the property that they would need the variances and it is clearly a hardship. She stated that they sent letters out to neighboring lots asking if they would be interested in buying said lot or selling property to make this property conforming. No responses were received.

Mr. Rolzhausen asked if letters were sent certified

Jillian McClure stated yes and hey had the documentation.

Chairman Glogolich ask what he intentions are for building to live here or sell

Jillian McClure stated the applicant Tom Flomino was here and could answer that.

Mr. Van Dyke Swore in Mr. Filomio in.

Thomas Filomio stated he wanted to build a small starter home for someone just starting out at a price between \$200,000and \$240,000. He said it would bring in a nice addition to the neighborhood and stated he owned the property for about10 years. He said he lived in STR since 1990 after he got out of service.

Mr. Rolzhausen asked if he was going to have a basement

Mr. Filomio said no cause he wanted to keep it affordable but said it would be built on a crawl space

Chairman Glogolich asked about the proposed (T) driveway.

Mr. Filomio stated they put that because it's easier to back out of the property

Jillian McClure the setbacks would minimum effect as it is near a garage on 1 side and a shed on the other

Mr. Whalen asked about the purpose of the property as an investment

Mr. Filomio stated is was a good deal so he bought it

Mr. Whalen asked if he knew it was a non-conforming lot

Mr. Filomio stated he would have bought the property whether it was conforming o non-conforming

Mr. Whalen said what kind of investment it could be if it was non-conforming

Mr. Filomio said its property and it always appreciates

Mr. Whalen asked if he was paying a reduced property tax because it was non-conforming

Mr. Filomio said his taxes goes up every year

Mr. Rolzhausen asked how much the taxes are

Mr. Filomio said it started off at \$50.00 when he first purchased and now it's up to \$125.00

Mr. Rolzhausen asked if was down as a non-buildable lot

Mr. Filomio stated that's why he's here

Mr. Rolzhausen stated if it was a conforming lot he would be paying at least \$1500.00 to \$2000.00 or more

Mr. Rolzhausen added that's why it's only \$150.00 because it's a non-buildable lot

Ms. Petro mention with the over hangs for the roof the actual setbacks would be less and she was concerned about a fire.

Jillian McClure said they did everything they could to do to minimize what was need for the variances

Mr. Serdinsky stated they could have explored other options for the placement of the house on the property with less impact. He said they may want to explore other options before asking for a vote

Mr. Serdinsky also expressed concerns about the drainage and crawl vs. slab

Mr. Rolzhausen asked if he discuss what he was proposing to his neighbors

Mr. Filomio said yes and made motion ha no one was at the meeting

Mr. Gleason asked if he had a certified survey

Jillian McClure said it was provide with the application

The board again waited approximately 30 minutes for applicants engineer to arrive

Robert C Burdick PE, P engineer for applicant arrived

Mr. Burdick stated the property was in an R-10 zone and a triangle in shape. He stated that the applicant has been unable to purchase or sell the property to make it conforming. He zone require 10,000 square feet and the current size is 6129 square foot. He continued to explain the variances requested. He then went through the details of the engineers repot completed by O'Donnell's Stanton. He also explain what was located on the adjacent properties.

Mr. Whalen asked if there was another alternative to the T-driveway

Mr. Burdick said the county would require it and a circular driveway wouldn't work on this property

Mr. Gleason asked about a certified map for the subdivision

Mr. Burdick said we would provide the map showing it has same spec as the survey

Mr. Serdinsky asked if the applicant would seek a circular driveway as the T-driveways don't work he referenced another property in town

Mr. Burdick said they would reach out to the county

Mr. Serdinsky asked if they looked into a double level dwelling to minimize need for variances

Mr. Burdick stated it wouldn't work with the stair lay out with the small size

Mr. Serdinsky questioned the drainage for the property and expressed concerns that water would get trapped and would cause mold.

Mr. Rolzhausen asked about the signed green cards

Mr. Vandyke stated the original receipts for the mailings is the only receipt required. Just needs to prove they sent it.

Ms. McClure asked if there was any question from the board

Mr. Whalen asked if this property ever came to this board prior.

Mr. Filomio said no

Mr. Whalen asked specifically about Homes for All

Mr. Filomio said no

Mr. Whalen asked if the property was purchased from Homes for All

Mr. Filomio said no

Chairman Glogolich ask in there was any public comment (no comments)

Ms. McClure thanked the board and again apologized for the delay

Ms. Rolzhausen made the motion to deny Second by **Ms. Petro** to close public comment

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
					Roush	√			
Petro	√				Whalen	√			
M.Serdinsky	√				Gleason	√			
Grams	√				Rolzhausen	√			
Glogolich	√				Jubert				
T Rolzhausen	√				D. Serdinsky				

Abs- Abstain Ab-Absent

Mr. Rolzhausen made the motion to deny Second by **Mr. Serdinsky**

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
					Roush	√			
Petro	√				Whalen	√			
M.Serdinsky	√				Gleason	√			
Grams			√		Rolzhausen	√			
Glogolich	√				Jubert				
T Rolzhausen	√				D. Serdinsky				

Abs- Abstain Ab-Absent

New business cont.

It was discussed about having a curfew for an end time for meetings

Mr. Rolzhausen made the motion to for 10:00PM Second by **Ms. Grams**

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
					Roush	√			
Petro	√				Whalen	√			
M.Serdinsky	√				Gleason	√			
Grams	√				Rolzhausen	√			
Glogolich	√				Jubert				
T Rolzhausen	√				D. Serdinsky				

Abs- Abstain Ab-Absent

Adjournment

A Motion made by **Ms. Rolzhausen** Second made by **Mr. Rolzhausen** and an affirmative voice vote of all LUB members present. The meeting was adjourned at **8:45PM**

LUB Secretary_____

LUB Chairman_____