

**Minutes of the South Toms River Land Use Board**

July 20, 2020

**A meeting of the South Toms River Land Use Board was held at South Toms River Borough Hall on Tuesday February 18, 2020 and called to order at 7:00 pm**

LUB Chairman (Robert Hailey) called to order a meeting of the **South Toms River Land Use and at 7:00pm at Borough Hall. This meeting was published in the Asbury Park Press January 26, 2020 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
Colavito	√				Rolzhausen	√			
Petro				√	Whalen	√			
Hailey	√				Jubert				√
Grams				√	Principato				√
Brown	√								
Handshy	√								

**Abs- Abstain      Ab-Absent**

**Approve minutes for June 15, 2020**

**Mr. Whalen** made the motion to approve Second by **Mr. Brown**

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
Colavito	√				Rolzhausen	√			
Petro				√	Whalen	√			
Hailey	√				Jubert				
Grams				√	Principato				
Brown	√								
Handshy	√								

**Abs- Abstain      Ab-Absent**

**New Business**

**Resolution 2020-5 Ordinance 20-6 amendments to the Dover Rd Redevelopment Plan**

The board discussed the ordinance and had concerns about the capping of the land fill, funding for the project, revenue for the project and the lawsuit brought by Fair Share Housing. After many unanswered question from the board. Councilman Rolzhausen called Joe Kosteki the borough administrator as he would be best to answer the questions of the board. Chairman Hailey asked Mr. Kosteki Who would fund the cost of the redevelopment (STR or the redeveloper) and how would this development benefit STR. Mr. Whalen added

to clear up the question about funding to include. Who would be paying for the affordable housing building? Mr. Kostecki said that it would be the redeveloper, but would advise the board to only discuss if it conforms to the master plan and it's the job of council to discuss those issues. Funding and revenue comes from pilot plan and that the LUB should look at the application and compare it to the master plan and decide whether it conforms. Chairman Hailey asked if the developer can be present at the meeting. Mr. Kostecki said the board can request the developer to attend the meeting but not now. Chairman Hailey asked if we could post pone the discussion until a future meeting where the developer could attend. He said as far as this matter there was 45 days to review and if no action is taken the council can proceed, so this is the time to discuss this matter. He also said he believes it would have to come to the LUB for a site plan. There were no further questions for Mr. Kostecki. Mr. Whalen said to the engineer Millis Looney, that normally when Mr. O'Donnell came to the board he had a paper to show whether or not it conformed to the master plan and asked if she had the information. She apologized and said she did not. Mr. Whalen asked why and she said that she thought it was just a discussion and didn't have a chance to talk with Mike and apologized for not being prepared. Mr. Van Dyke said there are 2 areas to give your recommendations whether the 30 units and the billboard conforms to the master plan. Mr. Brown said we don't have enough information to make a decision. Councilman Rolzhausen suggested sending something back to the council such as to the size of the billboard. After discussion the board chose not to pass the resolution.

**Mr. Brown made the motion not to pass the resolution and Mr. Whalen second the motion.**

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
Colavito	√				Rolzhausen			√	
Petro				√	Whalen	√			
Hailey	√				Jubert				
Grams	√			√	Principato				
Brown	√								
Handshy	√								

**Abs- Abstain      Ab-Absent**

**Old Business**

It was discussed that it was set up for John Brown and Robert Hailey to attend the September 13<sup>th</sup> class for the NJPO mandatory training  
 It was also discussed about the financial disclosure statements are due. Mayor Handshy said he would contact Mr. Principato.

**Bills**

Kelaher, Van Dyke & Moriarity \$570.00 (general file)

**Mr. Whalen made the motion to pay the bills and Mr. Brown second the motion.**

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
Colavito	√				Rolzhausen	√			
Petro				√	Whalen	√			
Hailey	√				Jubert				
Grams				√	Principato				
Brown	√								
Handshy	√								

**Abs- Abstain      Ab-Absent**

**Chairman Report**

None

**Correspondences**

None

**Public Comment**

None

**Adjournment**

A Motion made by **Mr. Colavito** Second made by **Mr. Rolzhausen** and an affirmative voice vote of all LUB members present. The meeting was adjourned at **8:02pm.**

**LUB Secretary**\_\_\_\_\_

**LUB Chairman**\_\_\_\_\_