

Minutes of the South Toms River Land Use Board

February 16, 2021

A meeting of the South Toms River Land Use Board was held at South Toms River Borough Hall on Tuesday February 16, 2021 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 28, 2020 and posted on the Bulletin Board in the Municipal Building and therefore dually advertised and republished on January 11, 2021 with the following link*

<https://zoom.us/j/94022288787> and Meeting ID: 940 2228 8787 In addition a copy of notice is posted on the Bulletin Board in the Municipal Building and filed in the office of the Borough Clerk.

Roll Call

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
Colavito				√	Rolzhausen	√			
Cahoun	√				Whalen	√			
Hailey	√				Jubert	√			
Grams	√								
Handshy	√								

Abs- Abstain Ab-Absent

Approve minutes for January 19, 2021

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

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
Colavito				√	Rolzhausen	√			
Calhoun	√				Whalen	√			
Hailey	√				Jubert				
Grams	√								
Handshy	√								

Abs- Abstain Ab-Absent

New Business

Kayla informed Mr. Calhoun that he was signed up for the NJPO mandatory training and should be receiving an email with details. She asked him to let her know when he got the email.

Resolution-2021-03 Recommending the proposed affordable housing amendments of the Landfill Redevelopment plan

Angela Knowles (planner with Van Cleef) explained the affordable housing amendment. It was lot 1.03 where it was determined best suited for the affordable housing. It is the property behind the Public Works Building.

Bhavini Doshi of McManimon Scotland & Bauman introduced herself and said she was here to take questions also.

Mr. Whalen asked about using the JCP&L right away or going through Berkeley.

Angela said she believes access would be through the existing street Drew Lane. Mr.

Whalen expressed concern with the additional traffic on Attison Ave.

Mr. Whalen expressed concern with the additional traffic on Attison Ave.

Angela stated she didn't know if a traffic study was done but said there would be additional traffic coming through.

Mr. Whalen asked what we are voting on tonight, because there isn't a traffic study so this isn't a final.

Angela stated this is for the redevelopment plan to include the affordable housing.

Mr. Rolzhausen asked if this would still have to come back for a site plan.

Angel said yes

Debra Rumpf stated in the plans it calls for a traffic study so it would need to be completed before.

Mr. Rolzhausen asked if this property was originally included in the original redevelopment plan.

Angela said yes

Mayor Handshy asked about it needing to be rezoned from municipal land to residential

Angela stated the redevelopment agreement plan would supersede any prior zoning

Councilman Rolzhausen stated it would be similar to the redevelopment plan for 144 Mill St. which was the former borough hall and municipal land.

Mayor Handshy asked if there is still other obligation for the affordable housing besides this.

Bhavini and Joe Kostecki spoke on this and there would be further obligation but we are on our way to becoming compliant.

Mayor Handshy asked our attorney that being this is pertaining to zoning that the Class I and Class III would be exempt from voting

Debra Rumpf said she didn't believe you would have to recues yourself but if you if you feel you have to you can.

Mayor Handshy mention the because we are a combined board there are certain things we shouldn't be voting on

Debra Rumpf said then you can recue yourself

Mr. Jubert asked if what we are voting on both resolutions

Kayla said just the first one and the resolutions are separate

Mr. Whalen made the motion to approve Second by **Ms. Grams**

Handshy	√								
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Abs- Abstain Ab-Absent

Old Business

None

Bills

Kelaher, Van Dyke & Moriarity \$330.00 (general file)

Mr. Hailey made the motion to pay the bills and Mr. Calhoun second the motion.

Member	Yes	No	Abs	Ab	Member	Yes	No	Abs	Ab
Colavito				√	Rolzhausen	√			
Calhoun	√				Whalen	√			
Hailey	√				Jubert				
Grams	√								
Handshy	√								

Abs- Abstain Ab-Absent

Chairman Report

None

Correspondences

The Ocean County Open Space, Parks and Recreation Plan that was adopted by the Ocean County Planning Board and approved by the Ocean County Board of Chosen Freeholders in December 2020

Public Comment

None

Adjournment

A Motion made by **Mr. Rolzhausen** Second made by **Mr. Handshy** and an affirmative voice vote of all LUB members present. The meeting was adjourned at **7:39pm.**

LUB Secretary_____

LUB Chairman_____