

Minutes of the South Toms River Land Use Board

August 15, 2022

A meeting of the South Toms River Land Use Board was held at South Toms River Borough Hall on Monday August 15, 2022 and called to order at 7:04 pm

LUB chairman called to order a meeting of the **South Toms River Land Use at 7:00pm at Borough Hall**. *This meeting was published in the Asbury Park Press on February 12, 2020 and again on August 1, 2022 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	√			
Calhoun	√				Whalen	√			
Hailey	√				Jubert				√
Grams	√								
Di Donato				√					
Handshy				√					

Abs- Abstain Ab-Absent

Approve minutes for July 18, 2022

Mr. Whalen made the motion to approve Second by **Councilman Rolzhausen**

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

Abs- Abstain Ab-Absent

New Business

Resolution 2022-06 Amended Preliminary & Final Major Site Plan M&T at STR Urban Renewal, LLC Block 20, Lots 1.01, 11.02 & 12 379 Dover Rd

Salvatore Alfieri attorney representing the applicant call up Jim Vaccaro Project manager. Mr. Vaccaro was sworn in by board attorney Debra Rumpf. Mr. Vaccaro discussed the plan and said they were here because of an previously approved public access on to Railroad Ave that was recently turned down by the Ocean Country Land Use Board, They are here tonight to propose an emergency only access road. They met Manitou Park FD (Chief Heaney) with the access that will consist of pavers and breakaway barriers. This access will be maintain the same way all other roadways within the project. (snow, mowing, paver replacement ect.)

Mr. Whalen asked about a rumor with a adding a 4th story to the apartments.

Mr. Vaccaro said to his knowledge it is not and they were building as it is in the plans

Mr. Rolzhausen added they would have to come back to the board for approval if that was to be proposed. Board attorney nodded in agreement.

Public Comment

Lourdes Alvaro 405 Chamberlain St asked about a boarder (buffer zone) she said there is no boarder and all trees were removed. She said there is basically nothing separating her from the proposed site.

Motion to close public comment was made by **Mr. Calhoun** and Second by **Councilman Rolzhausen** and an affirmative voice from all LUB members.

Councilman Rolzhausen made the motion to approve and second by **Mrs. Grams**

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

Abs- Abstain Ab-Absent

Old Business

Resolution 2022-04 Minor Site Plan and Use Variance Block 1, Lots 1,2,3,4 & 5 1 South Main St.
Toms River Adult Daycare

The applicant asked it to be postponed and they will re-advertise and notice for the next meeting.

Chairman Report

None

Bills

Rumpf Law Toms River Adult Daycare \$737.10
Rumpf Law M&T at STR Urban Renewal \$300.30
Rumpf Law General file \$81.90

Councilman Rolzhausen made the motion to pay the bills and second by **Mr. Calhoun**

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

Abs- Abstain Ab-Absent

Correspondences

Ocean County Soil Conservation

Public Comment

None

Adjournment

A Motion made by **Ms. Grams** second made by **Mr. Whalen** and an affirmative voice vote of all LUB members present. The meeting was adjourned at **7:54 pm.**

LUB Secretary_____

LUB Chairman_____