

Minutes of the South Toms River Land Use Board

June 20, 2022

A meeting of the South Toms River Land Use Board was held at South Toms River Borough Hall on Monday June 20, 2022 and called to order at 7:00 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 June 2 ,2022 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	√			
Calhoun				√	Whalen	√			
Hailey	√				Jubert	√			
Grams	√								
Di Donato	√								
Handshy				√					

Abs- Abstain Ab-Absent

Approve minutes for May 16, 2022

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

None

New 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

David Himelman attorney for the applicant spoke briefly about the minor site plan located at 1 S. Main St. The entire property is 6.82 acres. The plans are to renovate building A approximate

10,000 sq. ft. previously occupied by a house of worship. They are planning to operate Monday thru Friday with the hours between 8AM-6PM. Closed weekends, federal and state holidays. They are seeking a D Use variance several bulk variances. Currently there are 422 parking spots at the facility of which only 270 spots are being used. They expect to only need 15 parking spaces. They will have approximately 11 staff at the facility on a daily basis. They expect to have the maximum number of approximately 120 participants at the site. No customers will be dropped off at the facility by family only busing. Mr. Himelman brought up Marc Leber (via facetime) with East Point Engineering. Mr. Leber spoke on his qualifications and Chairman Hailey accepted his qualifications. Mr. Leber said the side door will be used as the main entrance. He discussed what was said about the parking needs and that drop off by the buses only. He said the parking would be significant less than the previous use needed. No changes or improvement are being made to the site. Currently the parking spots are 9x18 and they are not planning any changes to the size of the spots. He spoke about the waivers they are seeking according to the Van Cleef review. They feel that being they are not making improvements to the existing that these waivers are justified.

Mr. Hailey asked about the size of the buses and the parking, being changes are not being made to the size of the spots.

Marc Leber discussed that the 10x20 size are normally necessary in supermarkets spots with the carriages being used. Feels the current spots were more than adequate.

Mrs. DiDonato asked about drop offs and parking due to concerns with walkers the larger spot would be needed

Mr. Himelman stated no drop offs only busing.

Mr. Whalen asked where the buses would go after drop offs

Mr. Himelman said the buses would be dropping off and picking up and running errands, but no buses would be parked onsite during the day.

Mrs. Rumpf asked about parking for buses while waiting

Mr. Leber stated the spaces nearest the main entrance

Mr. Rolzhausen asked if there is still vacant areas in the facility and if there were could there be a need for additional parking in the future.

Mr. Leber said the location is currently fully occupied.

Chairman Hailey asked if there would be a family day.

Mr. Himelman stated the applicant can speak better on that but they are planning to 2 shifts Mon-Friday

Mr. Jubert asked how the buses will exit the site

Mr. Victor (applicant) Garden State Care plans to have 21 facilities in NJ 1 in every county. Currently have 2 that have been approved and are in the construction phase. The facility will have all kinds of care for seniors. They will also provide activities that will extended the life of humans. They will have a nurse onsite at all times, to monitor medical needs as necessary. They

will have 3-4 bus drivers 24, 15 or 18 passengers' buses. Drivers will check bus safety, go to patients homes. Patient will get a call prior to the bus arriving. Drivers will check on patients who don't respond. He said safety is #1. 3 buses will be parked overnight. Care givers will be at the site (2) shifts 8-12 and 12-4. Drivers will start at 6AM. They will have a security system and door alarms to prevent patients from be able to leave on their own. Someone at the door and they will have security cameras. Mr. Victor discussed his background and a business he's currently has interest in. He said he has daycare experience working in an adult daycare in Perth Amboy. Mr. Didonato asked about safe guards in place to prevent them from going into the street or the water.

Mr. Victor caregivers will be assigned to prevent this from happening.

Mr. Jubert asked if the daycare is a social or medical daycare

Mr. Victor said a social daycare

Mr. Rolzhausen asked how long he's been in business

Mr. Victor said since 2021 and 2009 for other businesses he has

Mr. Rolzhausen asked how many locations he currently has.

Mr. Victor said 3 East Brunswick, Holmdel and South Toms River

Mr. Rolzhausen Asked if any were any locations open

Mr. Victor said all in construction phases.

Mr. Rolzhausen said he thought being this site was being called the Toms River Adult Daycare that there was a location in Toms River.

Mr. Victor said he wanted people to know that it was open to more than South Toms River residents. He also didn't want people to think it was a South Toms River owned daycare.

Mr. Rolzhausen said well it's not just for Toms River Residents either and that not owned by Toms River either.

Mr. Victor said he could add an S to the name

Mr. Rolzhausen stated that wasn't the purpose it was just a question.

Mr. Victor discussed other businesses he was involved in

Mr. Himelman asked if he ever worked in a daycare center

Mr. Victor after numerous requests by his attorney finally said yes in Perth Amboy

Mr. Whalen asked again about the buses

Mr. Himelman asked Mr. Leber about the length and width of the buses

Mr. Leber 19.4 and width is approx. 7.8.

Mr. Himelman asked Mr. Victor if he need would limit the bus to the 15 passenger bus if the board chose to request that.

Mr. Victor said yes

Mr. Hailey expressed concerns that the information being presented, is not being explained. Also the qualification needed to run this type of business was also not clearly explained

Handshy				√					
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Abs- Abstain Ab-Absent

Chairman Report

None

Bills

None

Correspondences

Coastal Environmental LLC

Ocean County Soil Conservation

Public Comment

None

Adjournment

A Motion made by **Ms. Grams** Second made by **Councilman. Rolzhausen and** an affirmative voice vote of all LUB members present. The meeting was adjourned at **8:50 pm.**

LUB Secretary _____

LUB Chairman _____