

**BOROUGH OF SOUTH TOMS RIVER  
LAND USE BOARD MINUTES  
MONDAY, MARCH 18, 2024 7:00 P.M.**

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**ROLL CALL**

Member	Present	Absent
Mr. Whalen	X	
Mr. Rutzler	X	
Mr. Rolzhausen	X	
Mrs. Grams	X	
Mr. Jubert	X	
Mr. Glogolich	X	
Mr. Serdinsky	X	
Mrs. Kratochvil	X	
Alt. Mrs. Petro	X	
Alt. Mr. Hailey		X

Debra Rumpf, Rumpf Law, and Michael Goldstein, and Jeremy Edinger, Van Cleef Engineering, were also present.

**MOMENT OF SILENCE AND ALLEGIANCE TO THE FLAG**

**OPEN PUBLIC LAW STATEMENT MEETING**

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of March 18, 2024 was included in a list of meetings notice sent to the Asbury Park Press on January 21, 2024 and advertised in said newspaper and posted on the bulletin board in the Municipal Building and has remained continuously posted as the required notices under the Statute. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

**CHAIRMAN'S STATEMENT**

This meeting is a judicial proceeding any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to such a meeting must be maintained at all times. Any yelling, talking over each other and/or vulgar language will not be tolerated. This meeting shall end at 10:00 PM unless a majority of the board agrees to continue.

APPROVAL OF MINUTES FROM FEBRUARY 20, 2024

Member	Motion	Yes	No	Abstain	Absent
Mr. Whalen		X			
Mr. Rutzler	Second	X			
Mr. Rolzhausen	Motion	X			
Mrs. Grams		X			
Mr. Jubert		X			
Mr. Glogolich		X			
Mr. Serdinsky		X			
Mrs. Kratochvil		X			
Alt. Mrs. Petro		X			
Alt. Mr. Hailey					X

**OLD BUSINESS**

Resolution 2024-06 – Jeffrey Jerman, 8 Railroad Ave., Block 16 Lot 5

The board discussed some of the wording in the resolution. After Mr. Jerman reviewed the resolution, the following wording was added: Since there is no available additional land to purchase. Page 3, Paragraph 5, the following sentence was added: The Applicant will defer to the County's decision as to any easement or curbing. The board stated that there was available property but he opted not to purchase it and the curbing was a condition of him getting approved but the resolution stated that it was at the discretion of the county. The resolution was tabled for Mrs. Rumpf to review.

Tabling Resolution 2024-06 – Jeffrey Jerman, 8 Railroad Ave., Block 16 Lot 5

Member	Motion	Yes	No	Abstain	Absent
Mr. Whalen		X			
Mr. Rolzhausen	Motion	X			
Mr. Jubert	Second	X			
Mr. Serdinsky		X			
Mrs. Kratochvil		X			

Resolution 2024-07 – Social Leaf, 334/336 Atlantic City Blvd., Block 6 Lot 2

Member	Motion	Yes	No	Abstain	Absent
Mr. Whalen		X			
Mr. Rutzler	Second	X			
Mr. Rolzhausen		X			
Mrs. Grams		X			
Mr. Jubert	Motion	X			
Mr. Glogolich		X			
Mr. Serdinsky		X			
Mrs. Kratochvil		X			

**NEW BUSINESS**

Mr. Whalen stated that the following members needed to step down from hearing the application as they are within 200’ of the property: Mr. Rutzler, Mr. Glogolich, Mr. Rolzhausen, and Mrs. Petro.

Patricia Tobin  
421 Applegate Ave.  
Block 20.32 Lot 24

Nicholas Graviano, Graviano, Graviano & Gillis Architects & Panners LLC. Mr. Graviano stated his credentials to the board and they were accepted.

The applicant is looking to build a 15’ x 22’, one car garage, on the right side of the home. The variance requested is for a side yard setback for 8.4’ whereas 10’ is required. Pre-existing non-conforming conditions already present are a die yard setback of 9.2’ on the left side whereas 10’ is required and floor is 878 sf whereas 1,000 sf is required. The garage will have two windows facing the neighbor and the rear will be a solid wall. Mrs. Tobin would like this addition to her property for safety and poor weather going into her house from the car. Mr. Serdinsky asked if the siding would match the rest of the house and if the driveway would be expanded to meet the garage. Mr. Graviano stated the siding would match the house and the driveway will be filled in to match the garage entrance.

Mr. Goldstein stated that the applicant satisfied all questions they brought up in the engineer’s report.

Seeing no other questions from the board, the application was opened to the public.

OPEN APPLICATION TO THE PUBLIC

Member	Motion	Yes	No	Abstain	Absent
Mr. Whalen		X			
Mrs. Grams		X			
Mr. Jubert	Motion	X			
Mr. Serdinsky	Second	X			
Mrs. Kratochvil		X			
Alt. Mr. Hailey					X

There were no comments or question from the public

CLOSE APPLICATION TO THE PUBLIC

Member	Motion	Yes	No	Abstain	Absent
Mr. Whalen		X			
Mrs. Grams	Motion	X			
Mr. Jubert		X			
Mr. Serdinsky	Second	X			
Mrs. Kratochvil		X			
Alt. Mr. Hailey					X

VOTE TO APPROVE APPLICATION

Member	Motion	Yes	No	Abstain	Absent
Mr. Whalen		X			
Mrs. Grams		X			
Mr. Jubert	Second	X			
Mr. Serdinsky	Motion	X			
Mrs. Kratochvil		X			
Alt. Mr. Hailey					X

Application approved.

**2024 MASTER PLAN RE-EXAMINATION REPORT**

Mr. Goldstein, Van Cleef Engineering, spoke in reference to the 2024 Master Plan Re-Examination report prepared by Joseph Brosman, Van Cleef Engineering. This review must be done by the land use board a minimum of every ten years. The review is making suggestions that the board may consider the borough doing over the next ten years and possible recommendations to council on changing items in the Master Plan. Items discussed were cannabis locations, electric car charging stations, storm water management plan, bike paths, curbing, and the zoning map. These are only suggestions and not something the board has to do.

The board will discuss this in further detail at another meeting on suggestions they may have for Mayor and Council.

**APPROVAL OF THE 2024 MASTER PLAN RE-EXAMINATION REPORT**

Member	Motion	Yes	No	Abstain	Absent
Mr. Whalen		X			
Mr. Rutzler	Motion	X			
Mr. Rolzhausen		X			
Mrs. Grams		X			
Mr. Jubert	Second	X			
Mr. Glogolich		X			
Mr. Serdinsky		X			
Mrs. Kratochvil		X			
Alt. Mrs. Petro		X			
Alt. Mr. Hailey					X

**APPROVAL OF BILLS**

Van Cleef Engineering

Invoice #18071.00-22 The Lofts	\$1,377.00
Invoice #21126.00-23 The Lofts	\$5,159.00
Invoice #24006.01-1 Social Leaf	\$119.50
Invoice #23139.00-5 STRKEY Properties	\$1,873.00
Invoice #23152.00-5 Master Plan RE-Examination	<u>\$424.00</u>
Total	\$8,952.50

Rumpf Law

Invoice #18632 Land Use Board	<u>\$127.50</u>
Total	\$127.50

Member	Motion	Yes	No	Abstain	Absent
Mr. Whalen		X			
Mr. Rutzler	Second	X			
Mr. Rolzhausen		X			
Mrs. Grams		X			
Mr. Jubert		X			
Mr. Glogolich	Motion	X			
Mr. Serdinsky		X			
Mrs. Kratochvil		X			
Alt. Mrs. Petro		X			
Alt. Mr. Hailey					X

## **CHAIRMAN'S REPORT**

Mr. Rutzler had passed STRKEY Properties and noticed that dirt has been placed against the bulkhead and the sill fence and mentioned it to Mr. Whalen. Mr. Whalen reached out to Van Cleef Engineering who went over there and the situation has since been rectified.

## **CORRESPONDENCES**

None

## **PUBLIC COMMENT**

Mr. Whalen opened the meeting to the public. There were no comments or question from the public. Mr. Whalen closed the meeting to the public.

## **ADJOURNMENT**

Member	Motion	Yes	No	Abstain	Absent
Mr. Whalen		X			
Mr. Rutzler	Second	X			
Mr. Rolzhausen		X			
Mrs. Grams		X			
Mr. Jubert		X			
Mr. Glogolich	Motion	X			
Mr. Serdinsky		X			
Mrs. Kratochvil		X			
Alt. Mrs. Petro		X			
Alt. Mr. Hailey					X

Meeting adjourned.

Respectfully Submitted,

Thea Kratochvil, Secretary  
South Toms River Land Use Board