

**BOROUGH OF SOUTH TOMS RIVER
LAND USE BOARD MINUTES
MONDAY, APRIL 15, 2024 7:00 P.M.**

ROLL CALL

Present: Mr. Rutzler, Mr. Rolzhausen, Mr. Jubert, Mr. Serdinsky, Mrs. Kratochvil, Mrs. Petro
Absent: Mr. Whalen, Mrs. Grams, Mr. Glogolich, Mr. Hailey

Also in attendance was Debra Rumpf, Board Attorney. Mr. Jubert, Vice-Chair, ran the meeting.

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 April 15, 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 MARCH 18, 2024

Mr. Rolzhausen made a motion to approve the minutes, seconded by Mr. Rutzler.

Aye: Mr. Rutzler, Mr. Rolzhausen, Mr. Jubert, Mr. Serdinsky, Mrs. Kratochvil, Mrs. Petro

Nay: None

Absent: Mr. Whalen, Mrs. Grams, Mr. Glogolich, Mr. Hailey

OLD BUSINESS

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

Mr. Serdinsky made a motion to approve the resolution, seconded by Mrs. Kratochvil.

Aye: Mr. Rolzhausen, Mr. Jubert, Mr. Serdinsky, Mrs. Kratochvil

Nay: None
Absent: Mr. Whalen

Resolution 2024-08 – Patricia Tobin, 421 Applegate Ave., Block 20.32, Lot 24

Mr. Serdinsky made a motion to approve the resolution, seconded by Mrs. Kratochvil

Aye: Mr. Jubert, Mr. Serdinsky, Mrs. Kratochvil
Nay: None
Absent: Mr. Whalen, Mrs. Grams

Resolution 2024-09 – Master Plan Reexamination Report

Mr. Serdinsky made a motion to approve the resolution, seconded by Mr. Rutzler.

Aye: Mr. Rutzler, Mr. Rolzhausen, Mr. Jubert, Mr. Serdinsky, Mrs. Kratochvil, Mrs. Petro
Nay: None
Absent: Mr. Whalen, Mrs. Grams, Mr. Glogolich, Mr. Hailey

NEW BUSINESS

Administrative approval for a black chain-link fence for M&T Urban Renewal, Block 29, Lots 11.01, 11.02 & 12.

Mr. Serdinsky made a motion to grant the administrative approval, seconded by Mr. Rutzler.

Aye: Mr. Rutzler, Mr. Rolzhausen, Mr. Jubert, Mr. Serdinsky, Mrs. Kratochvil, Mrs. Petro
Nay: None
Absent: Mr. Whalen, Mrs. Grams, Mr. Glogolich, Mr. Hailey

APPROVAL OF BILLS

Van Cleef Engineering

Invoice #18071.00-18 M&T	\$1,288.00
Invoice #23139.00-4 STRKEY Properties	\$420.00
Invoice #18071.00-21 M&T	\$2,163.00
Invoice #24006.01-2 Social Leaf	\$1,140.00
Invoice #23139.00-6 STRKEY Properties	\$296.00
Total	\$6,637.00

Rumpf Law

Invoice #18478 – Professional Services	\$298.50
Invoice #18477 – 407 Dover Rd.	\$127.50
Invoice #18578 – M&T Urban Renewal	\$484.33
Invoice #18601 – Professional Services	\$269.33
Invoice #18600 – M&T Urban Renewal	\$551.50

Invoice #18657 – Patricia Tobin	\$270.90
Invoice #18617 – STRKEY Properties	\$609.50
Total	\$2,611.56

Mr. Rutzler made a motion to approve the bills pending availability of funds, seconded by Mr. Rolzhausen.

Aye: Mr. Rutzler, Mr. Rolzhausen, Mr. Jubert, Mr. Serdinsky, Mrs. Kratochvil, Mrs. Petro
Nay: None
Absent: Mr. Whalen, Mrs. Grams, Mr. Glogolich, Mr. Hailey

CHAIRMAN’S REPORT

None

CORRESPONDENCES

None

PUBLIC COMMENT

No public present

BOARD MEMBER COMMENT

Mr. Rutzler stated that STRKEY project is moving along and 407 Dover Rd. is also progressing and they have taken down trees.

Mr. Serdinsky suggested that they use the property owned by the Borough on Crabbe Rd. as a municipal parking lot.

The Board would like to review the Master Plan and the Land Use Board application process at future meetings.

ADJOURNMENT

Seeing no other business to come before the Board, Mr. Rolzhausen made a motion to adjourn, seconded by Mr. Rutzler. All ayes. Meeting adjourned.

Respectfully Submitted,
Thea Kratochvil,
Land Use Board Secretary