

**BOROUGH OF SOUTH TOMS RIVER  
LAND USE BOARD MINUTES  
MONDAY, SEPTEMBER 16, 2024 7:00 P.M.**

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**ROLL CALL**

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

**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 September 16, 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 much 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 AUGUST 19, 2024**

Mr. Rutzler made a motion to approve the August 19, 2024 minutes, seconded by Mr. Serdinsky.

Yea: Mr. Rutzler, Mr. Rolzhausen, Mr. Glogolich, Mr. Serdinsky, Mrs. Kratochvil, Mrs. Petro  
Nay: None  
Abstain: Mrs. Grams, Mr. Jubert

**OLD BUSINESS**

None

**NEW BUSINESS**

Landfill Subdivision

Jeremy Edinger, Van Cleef Engineering, explained the Landfill Subdivision. The subdivision has been approved by Pinelands and now it will be approved by the County. He referred to the map that the board members also had. In 2008, O’Donnell, Stanton and Associates prepared a subdivision in an effort to subdivide the landfill from public works and the recreation center. That subdivision was filed with the county but not approved by Pinelands. Van Cleef subsequently prepared a subdivision plan on the same property that was approved by Pinelands. The subdivision plan before the board will meet the requirements of the Dover Road Redevelopment Plan and filing of the subdivision plan will result in the plans approved by the county and Pinelands to be in accordance with each other. There were no questions from the board members.

Mr. Rolzhausen made a motion to open the discussion to the public, seconded by Mr. Glogolich.

Yea: Mr. Rutzler, Mr. Rolzhausen, Mrs. Grams, Mr. Jubert, Mr. Glogolich, Mr. Serdinsky,  
Mrs. Kratochvil, Mrs. Petro

Nay: None

No public present.

Mr. Rutzler made a motion to close the discussion to the public, seconded by Mr. Glogolich.

Yea: Mr. Rutzler, Mr. Rolzhausen, Mrs. Grams, Mr. Jubert, Mr. Glogolich, Mr. Serdinsky,  
Mrs. Kratochvil, Mrs. Petro

Nay: None

Resolution 2024-11 – Resolution of the Land Use Board of the Borough of South Toms River, County of Ocean, New Jersey Approval for Memorialization of the Land Fill Minor Subdivision Lots 10.02 & 1.03 Block 20 Dated May 21, 2024

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

Yea: Mr. Rutzler, Mr. Rolzhausen, Mrs. Grams, Mr. Jubert, Mr. Glogolich, Mr. Serdinsky,  
Mrs. Kratochvil, Mrs. Petro

Nay: None

**APPROVAL OF BILLS**

Van Cleef Engineering

Invoice #23139.00-9 – STRKEY Properties LLC \$305.25  
Invoice #18071.00-27 – M&T \$296.00

Invoice #21126.00-29 – The Lofts \$1,147.00

Total \$1,748.25

Rumpf Law

No invoices

Total \$0.00

Mr. Rutzler made a motion to pay the submitted invoices, seconded by Mr. Glogolich.

Yea: Mr. Rutzler, Mr. Rolzhausen, Mrs. Grams, Mr. Jubert, Mr. Glogolich, Mr. Serdinsky,  
Mrs. Kratochvil, Mrs. Petro

Nay: None

### **CHAIRMAN’S REPORT**

None

### **CORRESPONDENCES**

None

### **PUBLIC COMMENT**

Mr. Jubert asked if there were any members from the public who wished to make a comment.  
There was no public present.

### **BOARD MEMBER COMMENT**

Mr. Serdinsky stated that he had made a presentation to Mayor and Council at the September 26<sup>th</sup>  
meeting and it was well received.

Mr. Rutzler stated that the new dispensary is looking good and that M&T had started their  
clubhouse.

### **ADJOURNMENT**

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

Respectfully Submitted,  
Thea Kratochvil,  
Land Use Board Secretary