

**BOROUGH OF SOUTH TOMS RIVER
LAND USE BOARD MINUTES
MONDAY, AUGUST 19, 2024 7:00 P.M.**

ROLL CALL

Present: Mr. Whalen, Mr. Rutzler, Mr. Rolzhausen, Mr. Glogolich, Mr. Serdinsky, Mrs. Kratochvil
Absent: Mrs. Grams, Mr. Jubert, Mrs. Petro, 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 August 19, 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 JULY 15, 2024

Mr. Serdinsky made a motion to approve the July 15, 2024 minutes, seconded by Mr. Glogolich.

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

OLD BUSINESS

REVIEW OF ZONING MAP

At the July 15, 2024 meeting there was discussion in reference to the current Zoning Map and changes that should be made. Mr. Serdinsky reviewed the Zoning Map and presented the following findings:

Zone Map Revision
Proposed by the Land Use Board 2024
Report by: Mike Serdinsky, August 2, 2024

Townhouse Development: Should be designated a T and not R-15 as currently depicted on the Zone Map (formerly revised by Maser Consulting, July 2013).

Currently Block 8.04 Lot 1, Lots 1.101, 1.102, 1.103, 1.104, 1.201, 1.202, 1.203, 1.301, 1.302, 1.303, 1.304, 1.401, 1.402, 1.403, 1.404, 1.405, 1.406, 1.501, 1.502, 1.503, 1.504, 1.505, 1.506 - AKA Lakeview Condominiums at the south east corner of Mill St. and Dover Rd.

The properties in Block 7 Lots 1, 2.01, 3, 4, 5, and 6.01 are mislabeled on the Zone Map of July 2013. These properties are currently in the in the T Zone (Townhouse) but should be in the “M-U” (Mixed Use) Zone. The existing uses are as follows: Lot 1 Auto repair and Parrot Trucking, Lot 2.01 boat and boat storage, AKA former Larsen Sheet Metal (includes Lots 3 & 4), Lot 5 pre-existing/non-conforming residence, and Lot 6.01 which is Shoreline Refrigeration and Air Conditioning Repair Service.

Block 8, Lots 1, 2, 8 are R-15 on the current map but the zone limit is missing on the Zone Map as these properties adjoin the Townhouse Development.

Block 12, Lots 26, 27, 28, 29, 30, 31, 32, and 37 are currently listed on the Tax Map as Zone R-10 but should be in the SED Zone as they are commercial and abuts Block 12, Lots 39, 40, and 41 which are in the SED Zone.

Mr. Serdinsky went over the current Zoning Map with the Board members showing the changes.

Mr. Rutzler made a motion to approve sending these recommendations to Mayor and Council for their review based on Mr. Serdinsky’s August 2, 2024 review, seconded by Mr. Glogolich.

Yea: Mr. Whalen, Mr. Rutzler, Mr. Glogolich, Mr. Serdinsky, Mrs. Kratochvil

Nay: None

Abstain: Mr. Rolzhausen

Absent: Mrs. Grams, Mr. Jubert, Mrs. Petro, Mr. Hailey

NEW BUSINESS

None

APPROVAL OF BILLS

Van Cleef Engineering

Invoice #23139.00-8 STRKEY Properties LLC	\$296.00
Invoice #18071.00-26 M&T	\$148.00
Invoice #21126.00-28 The Lofts at STR	\$1,831.50
Total	\$2,275.50

Rumpf Law

No invoices

Total \$0.00

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

Yea: Mr. Whalen, Mr. Rutzler, Mr. Rolzhausen, Mr. Glogolich, Mr. Serdinsky, Mrs. Kratochvil

Nay: None

Absent: Mrs. Grams, Mr. Jubert, Mrs. Petro, Mr. Hailey

CHAIRMAN'S REPORT

Mr. Whalen thanked Mr. Serdinsky for his work on the Zoning Map.

CORRESPONDENCES

None

PUBLIC COMMENT

Mr. Whalen opened the meeting to the public. There was no public comment.

BOARD MEMBER COMMENT

Mr. Rutzler thanked Mr. Serdinsky for his work on the Zoning Map.

ADJOURNMENT

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

Respectfully Submitted,
Thea Kratochvil,
Land Use Board Secretary