

**BOROUGH OF SOUTH TOMS RIVER
LAND USE BOARD MINUTES
MONDAY, OCTOBER 21, 2024 7:00 P.M.**

ROLL CALL

Present: Mr. Whalen, Mr. Rutzler, Mr. Rolzhausen, Mrs. Grams, Mr. Glogolich,
Mr. Serdinsky, Mrs. Kratochvil
Absent: 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 October 21, 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 by 10:00 PM unless a majority of the board agrees to continue.

APPROVAL OF MINUTES FROM SEPTEMBER 16, 2024

Mr. Glogolich made a motion to approve the September 16, 2024 meeting, seconded by Mr. Rutzler.

Yes: Mr. Rutzler, Mr. Rolzhausen, Mrs. Grams, Mr. Glogolich, Mr. Serdinsky, Mrs. Kratochvil
No: None
Abstain: Mr. Whalen

NEW BUSINESS

None

OLD BUSINESS

None

APPROVAL OF BILLS

Van Cleef Engineering

Invoice #18071.00-28 – M&T	\$444.00
Invoice #21126.00-30 – The Lofts	\$9,056.50
Total	\$9,500.50

Rumpf Law

Invoice #18803 – Jeffrey Jerman	\$1,016.93
Invoice #18801 – Professional Services	\$198.45
Invoice #18802 – M&T	\$340.20
Invoice #18804 – Social Leaf Dispensary	\$451.50
Total	\$2,007.08

Mr. Serdinsky questioned invoice #21126.00-30 from Van Cleef Engineering for the Lofts for inspection services. As this does not have to do with their application or review fees, he felt that should be approved by Mayor and Council rather than the Land Use Board. The Board agreed with his comments.

Mr. Rolzhausen made a motion to approve the invoices with the exception of invoice #21126.00-30 which will be tabled until it is discussed with the Borough Administrator, seconded by Mrs. Grams.

Yes: Mr. Whalen, Mr. Rutzler, Mr. Rolzhausen, Mrs. Grams, Mr. Glogolich, Mr. Serdinsky, Mrs. Kratochvil

No: None

CHAIRMAN’S REPORT

Mr. Whalen stated that he though Mr. Serdinsky did a good job reviewing the zoning map and his suggestions were well received by Mayor and Council. It is now being reviewed by Van Cleef Engineering to have an ordinance done reflecting these changes.

Mr. Whalen stated that he will be unable to attend the November and the December meetings.

There was discussion about raising the escrow fees. It is currently at \$500 per application however that money runs out quickly. The Board recommended raising the amount to \$1,000. This will be referred to the Business Administrator.

CORRESPONDENCES

No correspondence. Mrs. Kratochvil proposed canceling the November 18th meeting due to the League of Municipalities. Mr. Glogolich made a motion to approve canceling the November 18th meeting, seconded by Mr. Rutzler.

Yes: Mr. Whalen, Mr. Rutzler, Mr. Rolzhausen, Mrs. Grams, Mr. Glogolich, Mrs. Kratochvil
No: Mr. Serdinsky

PUBLIC COMMENT

Mr. Whalen opened the meeting to the public. No public comment.

BOARD MEMBER COMMENT

Mr. Serdinsky stated that invoices submitted from the professionals should indicate if it is for review or inspection fees. The invoice for the Lofts did state it was inspection fees however it was sent to the Land Use Board.

ADJOURNMENT

Seeing as there was no other business to come before the Board Mr. Rutzler made a motion to adjourn the meeting, seconded by Mrs. Grams. All ayes.

Respectfully Submitted,
Thea Kratochvil
Land Use Board Secretary