

**BOROUGH OF SOUTH TOMS RIVER
LAND USE BOARD MINUTES
Tuesday, January 20, 2026 7:00 P.M.**

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 January 20, 2026 was included in a list of meetings notice sent to the Asbury Park Press on December 19, 2025 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.

SWEARING IN OF NEW APPOINTMENTS

Mrs. Rumpf swore in the following members:

Class I George Rutzler (Mayor Designee) 12/31/2026

Class II Thea Kratochvil 12/31/2026

Class III Thomas Rolzhausen 12/31/2026

Class IV Alternate Toni Ann Petro 12/31/2027

ROLL CALL

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

Absent: None

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 by 10:00 PM unless a majority of the board agrees to continue.

REORGANIZATION

Resolution 2026-01 Appointing Attorney

Mr. Rutzler made a motion to approve the resolution, seconded by Mr. Jubert. All ayes.

Resolution 2026-02 Appointing Engineer

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

LUB Chairman

Mr. Rutzler nominated Mr. Whalen as chairman, seconded by Councilman Rolzhausen.

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

LUB Vice-Chairman

Mr. Jubert nominated Mr. Glogolich as vice-chairman, seconded by Councilman Rolzhausen.

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

LUB Secretary

Mr. Rutzler nominated Mrs. Kratochvil as the secretary, seconded by Mr. Jubert.

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

APPROVAL OF MINUTES FROM DECEMBER 15, 2025

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

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

There was no old business, new business, correspondence, or invoices for the meeting.

CHAIRMAN'S REPORT

Mr. Whalen thanked everyone for wanting him back as chairman. He feels the board has done a good job with the applications they approved this year.

PUBLIC COMMENT

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

BOARD MEMBER COMMENT

The board members discussed the issues at 56 Flint Rd. Mrs. Kratochvil will speak to the code enforcer and Mr. Whalen will also come in to speak with him.

ADJOURNMENT

Seeing no other business to come before the board, Mr. Rutzler made a motion to adjourn the meeting, seconded by Mr. Serdinsky. All ayes.

Respectfully Submitted,

Thea Kratochvil, RMC, CMR