

Minutes of the Commercial Township Land Use Board meeting was held at the Municipal Hall in Port Norris on May 26, 2021.

The Chairperson called the meeting to order at 6:31pm. It was advised that the meeting was being electronically recorded in accordance with the Open Public Meeting Act and that anyone wishing to speak must state his or her name and address in a clear tone of voice. All joined in the Flag Salute.

### **SYNOPSIS:**

#### **Roll Call:**

Michael Vizzard, Mayor  
John Nardone, Environmental Commission  
LaRae Smith, Class IV Board Member, Chairperson  
Debra Karp, Class IV Board Member, Vice Chairperson  
Dean Berry, Class IV Board Member  
Heike Wheatly, Class IV Board Member  
Matt Wheatly, Alternate I  
Emmett Vandegrift, Alternate II  
Frank DiDomenico, Solicitor  
Gretchen Esquilin, Board Secretary

#### **Absent:**

Ryan Broughton, Committee Man (Excused)  
Aaron Harden, Class IV Board Member (Excused)  
Edward Fox, Class IV Board Member (Excused)  
Steve Nardelli, Engineer (Excused)

#### **Minutes:**

April 28, 2021

~~A Motion was made by Mr. Wheatly and Seconded by Ms. Karp to approve the minutes.~~

#### **Roll Call**

John Nardone	Yes
Michael Vizzard	Yes
Dean Berry	Yes
Debra Karp	Yes
Heike Wheatly	Yes
Matt Wheatly	Yes
Emmett Vandegrift	Yes
LaRae Smith	Yes

### **CORRESPONDENCE**

- *The New Jersey Planner*, Vol. 32, No. 2

### **BOARD BUSINESS**

- A reminder was made by Chairperson Smith to ensure all Board members fill out their Financial Disclosure Statement. Deadline has been extended to June 1<sup>st</sup>, 2021. Mr. DiDomenico suggested filling out online for easiest access to the form.
- Chairperson Smith suggested to postpone June, July, and August meetings unless new applications were submitted. The Board will be notified if any new applications are received.

### **BILL LIST**

#### **APPROVE BILL LIST**

There were no new bills for the Board to discuss, therefore no further action needed by members.

### **NEW BUSINESS**

#### **Richard & Vicki Lynn Lloyd**

Block 167, Lots 13, 13.01 & 14  
Minor Subdivision

Description Proposed: The Lloyds are purchasing 1 acre of land from lot 13 (lot 13 includes a total of 27.11 acres) which is owned by John and Marianne Lore and will be combining the purchased acre to lots 13.01 and 14 to create a new lot 14 which will then total 3.6 acres producing a fully conforming lot.

Nathan VanEmbden will be the attorney representing Mr. and Mrs. Lloyd.

Mr. DiDomenico stated that the Board will decide completeness first and then will hear the application.

Mr. DiDomenico: Normally Steve Nardelli (Engineer) would be here, he spoke to me today. This application is a "by rights" meaning there's no variances, it meets the standards of the ordinance. There are no engineering issues related to this, so he won't be here, but he wanted me to go through his report. And as far as completeness, he indicates he has no objection to the DEP letter of interpretation; that's fairly standard, so we can waive that. There's no objection to the scale of the Key Map, so that's another waiver. And no objection to waiving the contour elevation of the grading plan. He gave you the information regarding the zone standards, both of those comply. The remainder lot and the large lot. And he has no objection to completeness, so all we need is a motion to deem the application complete.

A motion was made by Mr. Berry and was seconded by Ms. Karp to deem the application complete.

Roll Call

John Nardone	Yes
Michael Vizzard	Yes
Debra Karp	Yes
Dean Berry	Yes
Heike Wheatly	Yes
Matt Wheatly	Yes
Emmett Vandegrift	Yes
LaRae Smith	Yes

Mr. DiDomenico: I forgot to mention that everyone votes tonight as a regular member because we have eight (8) members and we're sitting as a nine (9) member board tonight. With that, I will turn it over to Mr. VanEmbden for his very brief presentation.

Mr. VanEmbden: As you have seen, this is described as a by-rights subdivision. The property is initially (inaudible) because the Lloyds are buying from the Lores, the Lores are selling a triangle, which is described here:: shows map detailing change in lot lines::, in totally interior to the road. Buckshutem Road is the frontage of the Lloyd house and their lot which was consolidated years back by tax map consolidation. And so, what we're proposing to do is to subdivide this triangle out of the Lore property, transfer it to Lloyd, do a consolidated deed for the Lloyds so they have now a much more conforming lot because it has the acreage that these require which is actually going in the right direction here. And the remaining lots for Lore has ample acreage, ample frontage, and there's no variances being requested. This is a subdivision of convenience and I think the Lloyds have been mowing that piece for quite some time now. We did propose deeds for review, and I brought them today, in case, the Lloyds will be consolidating all their properties into one. They'll be taking the triangular lot from Lore and the Lores will be deeming to themselves the remaining piece that's left after the triangular lot is resolved. So, we can give that to Counsel or just email them to the Engineer too.

Mr. VanEmbden submitted the proposed deeds to Mr. DiDomenico for review.

Mr. VanEmbden: We did a little bit of "crayoning" on each of the drawings to give you some idea in case there were any questions. The Contract for Sale, the applicants' house that's standing to make the application and...

Mr. DiDomenico noted the Lloyds were present for the meeting. He asked if they had any questions for the Board. They declined. Mr. DiDomenico asked if there were any questions from the Board for Mr. VanEmbden.

Mr. DiDomenico: That's about it for the application and there's no variances, so it's not a public meeting, but we can announce if anyone in the public wants to say something, we have two (2) people here.

**OPEN TO PUBLIC**

A motion was made by Mr. Vizzard and seconded by Ms. Wheatly to open the meeting to the public regarding the application. Chairperson Smith asked if anyone from the public wanted to speak. No public wished to comment.

A motion was made by Mr. Nardone and seconded by Ms. Karp to close the meeting to the public. All in favor, none opposed.

Mr. VanEmbden thanked the Board for putting the application on the agenda.

Mr. DiDomenico: We'll need a motion and if someone wants to make a motion in the affirmative to approve a redivision whereby a 1-acre portion of lot 13 to added to lot 14 which will become 3.60 acres.

That lot is conforming with all requirements of the zone. The remainder of lot 13 remains conforming minus the 1 acre. No variances, three (3) waivers associated with the application that I noted earlier. These are checklist items. Waiver regarding providing a letter of interpretation for freshwater wetlands from the DEP, waiver from the required scale of the key map, and waiver of providing the contour elevations and the grading plan. It would be subject to any outside agencies, specifically the Cumberland County Planning Board.

Mr. VanEmbden: We have submitted to the County Board, and they'll be hearing it the first week of June.

A motion was made by Mr. Wheatly and seconded by Mr. Berry to approve the application for a minor subdivision into one (1) conforming lot.

**Roll Call**

John Nardone	Yes
Michael Vizzard	Yes
Debra Karp	Yes
Dean Berry	Yes
Heike Wheatly	Yes
Matt Wheatly	Yes
Emmett Vandegrift	Yes
LaRae Smith	Yes

Application was approved.

**OPEN TO PUBLIC**

A motion was made by Ms. Karp and seconded by Mr. Vandegrift to open the meeting to the public. All were in favor, none opposed.

With no public comment, a motion was made by Mr. Berry and seconded by Ms. Karp to close the meeting to the public.

All were in favor, none opposed.

**ADJORN MEETING**

With no other business, a motion was made by the Chairperson to adjourn the meeting. All were in favor, none opposed.

Gretchen Esquilin  
Board Secretary  
Next meeting: June 23, 2021