

Minutes of the Commercial Township Land Use Board meeting was held at the Municipal Hall in Port Norris on June 23, 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 (Late arrival)
John Nardone, Environmental Commission
Ryan Broughton, Committee Man
Debra Karp, Class IV Board Member, Vice Chairperson
Dean Berry, Class IV Board Member
Heike Wheatly, Class IV Board Member
Matt Wheatly, Alternate I
Frank DiDomenico, Solicitor
Gretchen Esquilin, Board Secretary

Absent:

LaRae Smith, Class IV Board Member, Chairperson (Excused)
Aaron Harden, Class IV Board Member (Excused)
Edward Fox, Class IV Board Member (Excused)
Emmett Vandegrift, Alternate II (Excused)
Steve Nardelli, Engineer (Excused)

Minutes:

May 26, 2021

A Motion was made by Mr. Berry and Seconded by Mr. Nardone to approve the minutes.

Roll Call

Ryan Broughton	Abstain
John Nardone	Yes
Debra Karp	Yes
Dean Berry	Yes
Heike Wheatly	Yes
Matt Wheatly	Yes

Resolutions:

Resolution 2021-08

A Motion was made by Mr. Wheatly and Seconded by Ms. Wheatly to approve the resolution.

Roll Call

Ryan Broughton	Abstain
John Nardone	Yes
Debra Karp	Yes
Dean Berry	Yes
Heike Wheatly	Yes
Matt Wheatly	Yes

NEW BUSINESS

Mark Sheppard

Block 170 Lots 6 & 7

Minor Subdivision with 1 Bulk Variance per Lot

Mr. DiDomenico addressed the applicant regarding the application notice being defective. There are agencies that need notification prior to the application being heard that were not served. Therefore, the application cannot be discussed at this meeting due to lack of notice to required entities. The board agrees the matter will be heard at the July 28th meeting. Mr. DiDomenico instructed Mr. Sheppard to provide him with the certified mailing receipts as well as an additional Affidavit of Mailing for the additional notifications at least ten (10) days prior to next meeting.

A motion was made by Ms. Karp and seconded by Mr. Broughton to deem the application incomplete at this time.

Roll Call

Ryan Broughton	Yes
John Nardone	Yes
Michael Vizzard	Abstain
Debra Karp	Yes
Dean Berry	Yes
Heike Wheatly	Yes
Matt Wheatly	Yes

CORRESPONDENCE

- *Engineering Design Associates, P.A.*
 - NJDEP Freshwater Wetlands Permit #24
Applicant: Roger Forss
8109 Red Fern South Drive (Block 206, Lot 13)
- *Fralinger Engineering, P.A.*
 - NJDEP Freshwater Wetlands Permit #25
Applicant: Kathleen MacLean
6317 Brown Street (Block 237, Lots 4 & 5)

BOARD BUSINESS

BILL LIST

APPROVE BILL LIST

A motion was made by Mr. Nardone and seconded by Mr. Wheatly to approve the bill list.

Roll Call

Ryan Broughton	Yes
John Nardone	Yes
Michael Vizzard	Yes
Debra Karp	Yes
Dean Berry	Yes
Heike Wheatly	Yes
Matt Wheatly	Yes

OPEN TO PUBLIC

A motion was made by Mr. Wheatly and seconded by Ms. Wheatly 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 Mr. Nardone 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 Vice Chairperson to adjourn the meeting. All were in favor, none opposed.

Gretchen Esquilin
Board Secretary
Next meeting: July 28, 2021