

Minutes of the Commercial Township Land Use Board meeting was held virtually via Zoom in Port Norris on January 26, 2022.

Nathan Van Embden called the meeting to order at 6:34. The Flag Salute was dispensed by LaRae Smith.

SYNOPSIS:

Roll Call:

Michael Vizzard, Mayor
Joe Klaudi, Committee Man
John Nardone, Environmental Commission
LaRae Smith, Class IV Board Member, Chairperson
Debra Karp, Class IV Board Member, Vice Chairperson
Edward Fox, Class IV Board Member
Heike Wheatly, Class IV Board Member
Matt Wheatly, Alternate I
Nathan Van Embden, Solicitor
Gretchen Esquilin & Stefanie Muessig, Board Secretary

Absent:

Dean Berry, Class IV Board Member (Absent)
Aaron Harden, Class IV Board Member (Absent)
Emmett Vandegrift, Alternate II (Absent)
Steve Nardelli, Engineer (Absent)

REORGANIZATION:

First order is to appoint a Chair. Only a Class IV member can be nominated for the Chair or Vice Chair positions.

LaRae Smith nominated by Debra Karp and seconded by Heike Wheatly for Chair. With no other nominations a vote was taken as thus:

Roll Call:

| | |
|-----------------|-----|
| Joe Klaudi | Yes |
| John Nardone | Yes |
| Michael Vizzard | Yes |
| Edward Fox | Yes |
| Debra Karp | Yes |
| Heike Wheatly | Yes |
| Matt Wheatly | Yes |
| LaRae Smith | Yes |

LaRae Smith was named Chairperson. Nathan Van Embden resumed with Reorganization.

Debra Karp was nominated by LaRae Smith for Vice Chair and seconded by John Nardone. With no other nomination a vote was taken as thus:

Roll Call:

| | |
|-----------------|-----|
| Joe Klaudi | Yes |
| John Nardone | Yes |
| Michael Vizzard | Yes |
| Edward Fox | Yes |
| Debra Karp | Yes |
| Heike Wheatly | Yes |
| Matt Wheatly | Yes |
| LaRae Smith | Yes |

Debra Karp was named Vice Chairperson.

Nathan Van Embden announced the nomination for Secretary and Alternate. Gretchen Esquilin resigned, and Stefanie Muessig was appointed.

A motion was made by Debra Karp and seconded by Matt Wheatly for the nomination of Stefanie Muessig for Board Secretary.

With no other nominations a vote was taken thus:

Roll Call:
Joe Klaudi Yes
John Nardone Yes
Michael Vizzard Yes
Edward Fox Yes
Debra Karp Yes
Heike Wheatly Yes
Matt Wheatly Yes
LaRae Smith Yes

A motion made by LaRae Smith and seconded by Matt Wheatly for nomination of Gretchen Esquilin for Alternate Secretary.

Roll Call:
Joe Klaudi Yes
John Nardone Yes
Michael Vizzard Yes
Edward Fox Yes
Debra Karp Yes
Heike Wheatly Yes
Matt Wheatly Yes
LaRae Smith Yes

Stefanie Muessig is Board Secretary and Gretchen Esquilin as Alternate.

Fralinger Engineering (Steve Nardelli) was nominated by Debra Karp and seconded John Dardone for Board Engineer.

With no other nomination a vote was taken thus:

Roll Call:
Joe Klaudi Yes
John Nardone Yes
Michael Vizzard Yes
Edward Fox Yes
Debra Karp Yes
Heike Wheatly Yes
Matt Wheatly Yes
LaRae Smith Yes

Fralinger Engineering (Steve Nardelli) is the Board Engineer.

Nathan Van Embden was nominated by Debra Karp and seconded by Matt Wheatly for Board Solicitor.
With no other nominations a vote was taken thus:

Roll Call:
Joe Klaudi Yes
John Nardone Yes
Michael Vizzard Yes
Edward Fox Yes
Debra Karp Yes
Heike Wheatly Yes
Matt Wheatly Yes
LaRae Smith Yes

Nathan Van Embden was named Board Solicitor.

Currently we have South Jersey Times as our Primary paper with the Daily Journal and Atlantic City Press as the Alternates. Joe Klaudi also mentioned using the reminder since that comes out once a week and is free. Board took a few minutes to discuss and agreed to use the South Jersey Times and the Daily Journal as the paper of record.

A motion was made by Matt Wheatly and seconded John Nardone to keep it the same. With no other nominations a vote was taken thus:

| | |
|-----------------|-----|
| Roll Call: | |
| Joe Klaudi | Yes |
| John Nardone | Yes |
| Michael Vizzard | Yes |
| Edward Fox | Yes |
| Debra Karp | Yes |
| Heike Wheatly | Yes |
| Matt Wheatly | Yes |
| LaRae Smith | Yes |

South Jersey Times and The Daily Journal official paper of the Board.

Our meeting dates right now are the 4th Wednesday of the Month at 6:30pm, A list of tentative date were list by Nathan Embden for the upcoming year. Which will be held at the Township Hall. A motion was made by Matt Wheatly and seconded by John Nardone to keep the meeting dates and times the same.

With no other nominations a vote was taken thus:

| | |
|-----------------|-----|
| Roll Call: | |
| Joe Klaudi | Yes |
| John Nardone | Yes |
| Michael Vizzard | Yes |
| Edward Fox | Yes |
| Debra Karp | Yes |
| Heike Wheatly | Yes |
| Matt Wheatly | Yes |
| LaRae Smith | Yes |

Meetings are to be held on the 4th Wednesday of each month at 6:30 pm.at the Township Hall.

Minutes:

October 27, 2021

A Motion was made by Matt Wheatly and Seconded by Ed Fox to approve the minutes from October 27, 2021..

| | |
|-----------------|-----|
| Roll Call: | |
| Joe Klaudi | Yes |
| John Nardone | Yes |
| Michael Vizzard | Yes |
| Edward Fox | Yes |
| Debra Karp | Yes |
| Heike Wheatly | Yes |
| Matt Wheatly | Yes |
| LaRae Smith | Yes |

Resolutions:

Resolution 2021-11: Silvi Concrete

Postpone some of the board members did not receive their resolution packet and were unable to review.

NEW BUSINESS

LaRae Smith welcomed Stefanie Muessig, Nathan Van Embden and Joe Klaudi.

CORRESPONDENCE

- *The New Jersey Planner*, Vol. 82 No. 5

BOARD BUSINESS

- Certified mail to Aaron Harden about what his intentions are and him possibly stepping down.
- Looking for someone to replace Aaron Harden when the time comes.

BILL LIST

APPROVE BILL LIST

A motion was made by Debra Karp and seconded by Heike Wheatly to approve the Amended Bill List.
All in favor, none opposed.

Roll Call:

| | |
|-----------------|-----|
| Joe Klaudi | Yes |
| John Nardone | Yes |
| Michael Vizzard | Yes |
| Edward Fox | Yes |
| Debra Karp | Yes |
| Heike Wheatly | Yes |
| Matt Wheatly | Yes |
| LaRae Smith | Yes |

OPEN TO PUBLIC

Motion to open and close. No public present.

ADJORN MEETING

With no other business, Debra Karp adjourned the meeting. (LaRae Smith was having computer troubles)

Gretchen Esquilin & Stefanie Muessig
Board Secretary
Next meeting: February 24, 2021