

Minutes of the Commercial Township Land Use Board meeting was held at the Municipal Hall in Port Norris on **December 28, 2022**. The Chairperson called the meeting to order at 6:34 pm. It was advised that the meeting was being electronically recorded in accordance with the Open Public Meeting Act. All joined in the Flag Salute.

SYNOPSIS:

Roll Call:

Michael Vizzard, Mayor
LaRae Smith, Class IV Board Member, Chairperson
Debra Karp, Class IV Board Member, Vice Chairperson
John Nardone, Environmental Commission
Heike Wheatly, Class IV Board Member
Matt Wheatly, Alternate I
Nathan Van Embden, Solicitor
Stefanie Muessig, Board Secretary

Absent:

Joe Klaudi, Committee Man
Dean Berry, Class IV Board Member (Absent)
Emmett Vandegrift, Alternate II (Absent)
Steve Nardelli, Engineer (Absent)

Minutes:

November 23, 2022 (live meet)

A Motion was made by Ms. Karp and Seconded by Mr. Vizzard to approve the minutes from November 23, 2022.

Roll Call:

John Nardone	Yes
Michael Vizzard	Yes
Edward Fox	Abstain
Debra Karp	Yes
Heike Wheatly	Yes
Matt Wheatly	Yes
LaRae Smith	Yes

Resolutions:

Resolution No.2022-09
Resolution No.2022-10

A Motion was made by Ms. Karp and Seconded by Mr. Wheatly to approve the resolution No.2022-09 and resolution No.2022-10.

Roll Call:

John Nardone	Yes
Michael Vizzard	Yes
Edward Fox	Yes
Debra Karp	Yes
Heike Wheatly	Yes
Matt Wheatly	Yes
LaRae Smith	Yes

NEW BUSINESS

Mr. Edward Fox who lives at 1436 Main Street is sworn in By Mr. Nathan Van Embden. Mr. Fox has questions about a subdivision that himself and Mr. Tim Reeves would like to do. Mr. Fox would be giving Mr. Reeves more road frontage and Mr. Fox would be getting more farmable land. Mr. Van Embden said they would need a subdivision and variance. Mr. Van Embden recommended engineering designs be done and deeds by the engineering company. Mr. Fox will get the proper paperwork.

CORRESPONDENCE

- *The New Jersey Planner*, Vol. 83 No. 5
- *Fralinger Engineering*
Application for NJDEP Freshwater Wetland General Permit #24
For Block 229 Lot 7- 6308 Brown Street
Our Comm No. 30826.00

BOARD BUSINESS

BILL LIST

APPROVE BILL LIST

A Motion was made by Ms. Karp and Seconded by Ms. Wheatly to open & close to pay the bills. All were in favor, none opposed.

OPEN TO PUBLIC

A Motion was made by Mr. Nardone and Seconded by Ms. Karp to open to the public. All were in favor, none opposed.

Mr. William Henderson was sworn in. He would like to know why it took so long for his resolution to be signed. Mr. Nathan Van Embden lets Mr. Henderson Know that meetings aren't held weekly, and this can hold up the process.

A Motion was made by Mr. Wheatly and Seconded by Mr. Nardone to Close 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.

Stefanie Muessig

Board Secretary

Next meeting: January 25, 2023