

Minutes of the Commercial Township Land Use Board meeting was held at the Municipal Hall in Port Norris on **March 22, 2023**. The Chairperson called the meeting to order at 6:08 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
Joe Klaudi, Committee Man
Edward Fox, Class IV Board Member
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
Nathan Van Embden, Solicitor
Guy DeFabrites, Engineer (Alternate)
Stefanie Muessig, Board Secretary

Absent:

Dustin Piccolo, Environmental Commission
Emmett Vandegrift, Alternate II
Steve Nardelli, Engineer

Minutes:

February 22, 2023

A Motion was made by Heike Wheatly and Seconded by Debra Karp to approve the minutes from February 22, 2023

Roll Call:

Joe Klaudi	Yes
Michael Vizzard	Yes
Edward Fox	Abstain
Debra Karp	Yes
Dean Berry	Abstain
Heike Wheatly	Yes
Matt Wheatly	Yes
LaRae Smith	Yes

Resolutions:

(NONE)

NEW BUSINESS

- **Michael Rjabanedelia**
250Satinwood Road
Variance

Michael Rjabanedelia is sworn in by Mr. Nathan Van Embden. Michael Rjabanedelia is applying for a bulk variance at 250 Satinwood Drive, where he would like to put his residential home. There is an existing foundation and shed which have been there for 20 years when he first began construction on property. Mr. Van Embden reviews that Mr. Rjabanedelia is asking for a rear set back variance. The property's existing foundation is 22ft from the rear lot line. Zoning requirements are 25ft.

Mr. Van Embden Asked a few more questions to get a better understanding of what he is asking for. Mr. Van Embden reviews all information with the board.

A Motion was made by Mike Vizzard and Seconded by Debra Karp to approve C Variance for bulk variance with no conditions.

Roll Call:

Joe Klaudi	Yes
Michael Vizzard	Yes
Edward Fox	Yes
Debra Karp	Yes
Dean Berry	Yes
Heike Wheatly	Yes
Matt Wheatly	Yes
LaRae Smith	Yes

- **William Henderson**
7086 James Moore Road
Lot line adjustments

William Henderson is sworn in by Nathan Van Embden. Mr. Henderson would like to add footage to 7086 James Moore Road. Mr. Van Embden confirms that both lots would be conforming and would that since Mr. Henderson is on a county road, he would have to get county approval also. Nathan Van Embden recaps for the board that Mr. Henderson is not asking for a variance which would create two conforming lots.

A Motion was made by Mike Vizzard and Seconded by Debra Karp to approve of lot line adjustment.

Roll Call:

Joe Klaudi	Yes
Michael Vizzard	Yes
Edward Fox	Yes
Debra Karp	Yes

Dean Berry	Yes
Heike Wheatly	Yes
Matt Wheatly	Yes
LaRae Smith	Yes

CORRESPONDENCE

- **Remington & Vernick Engineers**
RE: Port Norris Riverfront Improvements- Phase 3
NJDEP CAFRA Individual Permit-Public Comment Notice
NJDEP File NO. 0602-21-0003.1, LUP220001
Commercial Twp, Cumberland CO., NJ
RVE file # 0602-U-032
- Replace a malfunctioning septic system at:
7801 Whittier Drive, Block 85 Lot 4745
Commercial Twp.
- *The New Jersey Planner*, Vol. 84 No. 1

BOARD BUSINESS

BILL LIST

APPROVE BILL LIST

A motion was made by Debra Karp and seconded by Dean Berry to approve the Bill List. All were in favor, none opposed.

OPEN TO PUBLIC

A Motion was made by Mike Vizzard and Seconded by Debra Karp to open to the public. All were in favor, none opposed.

A Motion was made Dean Berry and Seconded by Matt Wheatly 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: April 27, 2023