

Minutes of the Commercial Township Land Use Board meeting was held at the Municipal Hall in Port Norris on **May 24, 2023**. The Chairperson called the meeting to order at 6:00 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  
Debra Karp, Class IV Board Member, Vice Chairperson  
Edward Fox, Class IV Board Member  
Dean Berry, Class IV Board Member  
Heike Wheatly, Class IV Board Member  
Matt Wheatly, Alternate I  
Guy DeFabrites, Engineer (Fill in)  
Nathan Van Embden, Solicitor  
LaRae Smith, Class IV Board Member, Chairperson  
Stefanie Muessig, Board Secretary

**Absent:**

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

**Minutes:**

April 26,2023

A Motion was made by Debra Karp and Seconded by Matt Wheatly to approve the minutes from April 26,2023

**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**

- Timothy Reeves  
Minor Subdivision Block 215 Lot 64 & 65  
1474 Main Street Port Norris NJ 08349

Timothy Reeves of 1474 Main Street is sworn in along with Terry Bennett by Nathan Van Embden. Mr. Bennett for the applicant is seeking lot line adjustment. Client plans to build a home on the site and would like any bulk variances necessary to do so.

Mr. Reeves will be trading land with his neighbor to make things more organized with the surrounding area and homes. An engineer report has been submitted and reviewed by the township engineer and revisions have been made.

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

Mr. Jeff Lucas of Silvi Materials had a few questions. He wanted to know if Mr. Reeves approval would have any effect on their five (5) year plan or existing plans thereafter. Mr. Lucas would like their approval to be grandfathered in.

Mr. Nathan Van Embden lets Mr. Lucas know he can't tell him what can or cannot be grandfathered in on a future possibility and explains in detail.

Mr. Lucas states there is a 500ft buffer in place. Would the buffer be effect if they aren't grandfathered in, especially if a home is built on the property. Mr. Guy DeFabrites helps to explain and answer questions in detail for Mr. Lucas. The board doesn't feel building a home would affect buffers in the future.

Mr. Terry Bennett ensures if a home is situated on the property, it will meet all setbacks and will be placed closer to the road like most of the homes on the street. Mr. Bennett states that they will need a minor subdivision with two (2) variances. One (1) for depth and one (1) for acres for future of building a home. Mr. Reeves will be going from a 3.3-acre piece to a 2.4-acre piece. Mr. Reeves will be trading his neighbor for some frontage and giving his neighbor part of his back acre. This would make his Mr. Reeves piece of property more consistent with the area.

A Motion was made Heike Wheatly and Seconded by Debra Karp to close to the public. All were in favor, none opposed.

Nathan Van Embden reviews requirements to approve minor subdivisions with two (2) bulk variances. Mr. Van Embden also recaps for the board.

A Motion was made Dean Berry and Seconded by Heike Wheatly to approve minor subdivision with 2 variances.

Roll Call:

Joe Klaudi                      Yes

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

- Joe Klaudi  
Minor Subdivision Block 183 Lot 11  
8765 Highland Street Port Norris NJ 08349

Mr. Joe Klaudi is sworn in. Mr. Klaudi has just under three (3) acres, he is looking to subdivide the property into 3 lots. He would like to build two (2) new homes on the lots.

There is a preexisting home on the property which is grandfathered in when it comes to road frontage. Home existed before a road even existed.

Mr. Van Embden would like to know if there is emergency access and if the road would be big enough for emergency vehicles. Mr. Klaudi can get approval from the fire chief stating that the road is big enough for emergency vehicles.

Mr. Mike Vizzard asked if there would be any problems getting septic approvals from the county. Mr. Klaudi just got septic approval for the preexisting home. So, he doesn't see a future problem. He said the only problem he may run into is possibly getting the electric ran.

Mr. Van Embden reviews with the committee the bulk variance and all requirements that will be needed. The road would also act as a driveway, an easement would be needed if the property is sold.

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

Nathan Van Embden goes over the subdivision; deed will need to have an easement.

**Roll Call:**

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

**CORRESPONDENCE**

## **BOARD BUSINESS**

### **BILL LIST**

#### **APPROVE BILL LIST**

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

#### **OPEN TO PUBLIC**

A Motion was made by Dean Berry and Seconded by Heike Wheatly to open to the public. All were in favor, none opposed.

A Motion was made Heike Wheatly and Seconded by Dean Berry 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 at 6:35pm.

All were in favor, none opposed.

Stefanie Muessig

Board Secretary

Next meeting: June 28, 2023