Minutes of the Commercial Township Land Use Board meeting was held at the Municipal Hall in Port Norris on **January 24, 2024**. Nathan Van Embden called the meeting to order at 6:05 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:**

Ronald Sutton, Mayor

Edward Fox, Class IV Board Member

Dean Berry, Class IV Board Member (Late)

Matt Wheatly, Class IV Board Member

Fred Hundt, Class IV, Vice Chairperson

Elizabeth Truitt, Alternate III

Deborah Hollinger, Alternate I

Nathan Van Embden, Solicitor

Guy DeFabrites, Engineer (Fill in)

LaRae Smith, Class IV Board Member, Chairperson

Stefanie Muessig, Board Secretary

**Absent:**

Joe Klaudi, Committee Man

Dustin Piccolo, Environmental Commission

Heike Wheatly, Class IV Board Member

Steve Nardelli, Engineer

**BOARD BUSINESS**

New members are sworn in by Mr. Nathan VanEmbden.

1. Ron Sutton, Mayor (Class I, 1yr. Term)
2. Debra Hollinger, (Alternate I, 2yr Term)

**REORGANIZATION:**

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

LaRae Smith was nominated by Matt Wheatly and seconded by Fred Hundt for Chair.

With no other nominations a vote was taken as thus:

Roll Call:

Ron Sutton Yes

Ed Fox Yes

Deborah Hollinger Yes

Matt Wheatly Yes

Fred Hundt Yes

Elizabeth Truitt Yes

LaRae Smith Yes

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

Fred Hundt was nominated by Matt Wheatly for Vice Chair and seconded by Ed Fox.

With no other nomination a vote was taken as thus:

Roll Call:

Ron Sutton Yes

Ed Fox Yes

Deborah Hollinger Yes

Matt Wheatly Yes

Fred Hundt Yes

Elizabeth Truitt Yes

LaRae Smith Yes

Fred Hundt was named Vice Chairperson.

Nathan Van Embden was nominated by Matt Wheatly and seconded by Fred Hundt for Board Solicitor.

With no other nominations a vote was taken thus:

Roll Call:

Ron Sutton Yes

Ed Fox Yes

Deborah Hollinger Yes

Matt Wheatly Yes

Fred Hundt Yes

Elizabeth Truitt Yes

LaRae Smith Yes

Nathan Van Embden was named Board Solicitor.

A motion was made by Matt Wheatly and seconded by Fred Hundt for the nomination of Stefanie Muessig for Board Secretary and Gretchen Esquilin for Alternate Secertary.

With no other nominations a vote was taken thus:

Roll Call:

Ron Sutton Yes

Ed Fox Yes

Deborah Hollinger Yes

Matt Wheatly Yes

Fred Hundt Yes

Elizabeth Truitt Yes

LaRae Smith Yes

Fralinger Engineering (Steve Nardelli) was nominated by Matt Wheatly and seconded Elizabeth Truitt for Board Engineer.

With no other nomination a vote was taken thus:

Roll Call:

Ron Sutton Yes

Ed Fox Yes

Deborah Hollinger Yes

Matt Wheatly Yes

Fred Hundt Yes

Elizabeth Truitt Yes

LaRae Smith Yes

Farlinger Engineering (Steve Nardelli) is the Board Engineer.

A motion was made by Matt Wheatly and seconded by Elizabeth Truitt to keep Daily Journal/South Jersey Times.

With no other nominations a vote was taken thus:

Roll Call:

Ron Sutton Yes

Ed Fox Yes

Deborah Hollinger Yes

Matt Wheatly Yes

Fred Hundt Yes

Elizabeth Truitt Yes

LaRae Smith Yes

South Jersey Times official paper of the Board. Time and Dates will also be posted on the Township website.

**MINUTES:**

December 27, 2023

A motion was made by the Chairperson to approve the minutes from December 27, 2023. All were in favor, none opposed.

**RESOLUTIONS:**

(NONE)

**NEW BUSINESS**

* Dmitry Poyarkov

533 Poplar Road

130/9765

**Variance**: SFH

Mr. Jeffery Brennan, Esquire I, introduces himself. He represents Dmitry Poyarkov who is the owner of 555 Poplar Road which is in the VR2 zone. The property is presently vacant land. Mr. Brennan’s client is seeking one (1) Variance to build a single-family home. Variance is for a nonconforming lot.

Mr. Nathan VanEmbden swears in Annastasia Poyarkov who is the wife of the applicant. Mr. Poyarkov is out of town and is unable to attend. Mr. Brennon asks her a series of questions pertaining to the family business, they own Construction Express, LLC. She states that they would like to construct a three (3) bedroom, two (2) bathroom home which will be 1200 sq ft. Home will not have a basement or a garage. They already have well and septic approvals from the County Board of Health.

Mr. Jeffery Brennan stated that his clients also tried to purchase surrounding properties and tried to put their vacant piece on the market with no success.

Mr. Van Embden recaps, application is for a variance for bulk approval for depth of 82 ft where 100ft is required. With applicate noting that a minimal of 10,000 is exceeded by 10,300ft.

A Motion was made by Ron Sutton and Seconded by Matt Wheatly to open to the public. All were in favor, none opposed.

A Motion was made by Ron Sutton and Seconded by Fred Hundt to close to the public. All were in favor, none opposed.

A Motion was made by Matt Wheatly and Seconded by Fred Hundt to approve application.

Roll Call:

Ron Sutton Yes

Ed Fox Yes

Deborah Hollinger Yes

Matt Wheatly Yes

Fred Hundt Yes

Elizabeth Truitt Yes

LaRae Smith Yes

**CORRESPONDENCE**

* Eagle Lake Reserve, Inc.

Performance Guarantee Release

Block 226 Lot 6, 6.01,7 and 7.01

Township of Commercial

RVE File No. 0602-I-009

(Resolution needed)

The Board will table until next month to acquire more information.

* 2024 Land Mining Extraction Inspections-Sahara Sand Co. (FKA Ricci Mining)

Block 215 Lots 75 & 76

Commercial Township, Cumberland County, NJ

Our Project No.24882.00

* 2024 Land Mining Extraction Inspections-U.S. SILICA CO Site

Commercial Township, Cumberland County, NJ

Our Project No.25087.00

A motion was made by Matt Wheatly and seconded by Ed Fox to approve and file correspondences. All were in favor, none opposed.

* Commercial Township Environmental Commission

2023 Annual Report.

A motion was made by Fred Hundt and seconded by Elizabeth Truitt to approve and file correspondences. All were in favor, none opposed.

**BILL LIST**

(NONE)

**APPROVE BILL LIST**

**OPEN TO PUBLIC**

A Motion was made Matt Wheatly and Seconded by Fred Hundt to open and 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 7:05pm. All were in favor, none opposed.

Stefanie Muessig

Board Secretary

Next meeting: February 28, 2024