

**CLAYTON PLANNING BOARD  
REORGANIZATION MEETING MINUTES  
JANUARY 23, 2023**

The reorganization meeting of the Clayton Planning Board was called to order at 7:00 PM. Invocation was given and we had a Salute to the Flag.

**SUNSHINE LAW**

The public notice of this meeting pursuant to the Open Public Meeting Act of 1975 has been properly given in the following manner:

- A. Posting written notice on the Official Bulletin Board in the Municipal Building.
- B. Mailing written notice to the South Jersey Times and the Franklinville Sentinel.
- C. Filing written notices with the Clerk of the Borough of Clayton.

**APPOINTMENT OF PLANNING BOARD SOLICITOR**

M/ T. Saban, S/ Thomas motioned to appoint Linda Galella, Esquire of Parker McCay as Planning Board Solicitor

Ayes: Abate, Cerone, Culver, Miller, B. Saban, T. Saban, Thomas, Vondran, Wise, Mathews, Wiseburn

Linda Galella, Esquire thanked everyone for the appointment.

Linda Galella, Solicitor swore in the new and reappointed members, Joe Abate, Sue Miller, Darlene Vondran, Rose Mathews, and Scott Wiseburn.

**ROLL CALL**

Ayes: Abate, Cerone, Culver, Miller, B. Saban, T. Saban, Thomas, Vondran, Wise, Mathews, Wiseburn

**APPOINTMENT OF VICE CHAIRPERSON**

M/ T. Saban, S/ Miller motioned to appoint Barbara Saban as the Vice Chairperson

Ayes: Abate, Culver, Miller, B. Saban, Thomas, Vondran, Wise, Mathews, Wiseburn

**ELECTION OF PLANNING BOARD CHAIRPERSON**

M/ B. Saban, S/ T. Saban motioned to appoint Joe Abate as Planning Board Chairperson.

Ayes: Abate, Cerone, Culver, Miller, B. Saban, T. Saban, Thomas, Vondran, Wise, Mathews, Wiseburn

**APPOINTMENT OF PLANNING BOARD SECRETARY**

M/ Miller, S/ T. Saban motioned to appoint Debbie Schlosser as Planning Board Secretary

Ayes: Abate, Cerone, Culver, Miller, B. Saban, T. Saban, Thomas, Vondran, Wise, Mathews, Wiseburn

**APPOINTMENT OF PLANNING BOARD ENGINEER**

M/ Miller, S/ T. Saban motioned to appoint Bryson & Yates as Planning Board Engineer

Ayes: Abate, Cerone, Culver, Miller, B. Saban, T. Saban, Thomas, Vondran, Wise, Mathews, Wiseburn

**APPOINTMENT OF PLANNING BOARD PLANNER**

M/ Miller, S/ T. Saban motioned to appoint Bryson & Yates as Planning Board Planner

Ayes: Abate, Cerone, Culver, Miller, B. Saban, T. Saban, Thomas, Vondran, Wise, Mathews, Wiseburn

**APPOINTMENT OF PLANNING BOARD NEWSPAPER**

M/ Miller, S/ B. Saban motioned to appoint South Jersey News, The Sentinel of Gloucester County

Ayes: Abate, Cerone, Culver, Miller, B. Saban, T. Saban, Thomas, Vondran, Wise, Mathews, Wiseburn

**APPROVAL OF THE DESIGNATION OF THE 2023 PLANNING BOARD MEETING DATES AND TIMES**

M/ T. Saban, S/ B. Saban motioned to appoint the dates listed in the packet (4<sup>th</sup> Monday of the month at 7 p.m.). Conflict date is December meeting which has been changed to the second Monday of the month, December 11, 2023.

Ayes: Abate, Cerone, Culver, Miller, B. Saban, T. Saban, Thomas, Vondran, Wise, Mathews, Wiseburn

**APPROVAL OF THE DESIGNATION OF THE 2023 DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING DATES AND TIMES**

M/ Vondran, S/ T. Saban motioned to appoint the dates listed in the packet (3<sup>rd</sup> Wednesday of the month at 10 a.m.)

Ayes: Abate, Cerone, Culver, Miller, B. Saban, T. Saban, Thomas, Vondran, Wise, Mathews, Wiseburn

**APPROVAL OF MINUTES**

M/ Vondran, S/ T. Saban - Approve the Minutes of the regular meeting of the Clayton Planning Board/Zoning Board held on November 22, 2022

Ayes: Abate, Cerone, Culver, Miller, B. Saban, T. Saban, Vondran, Wise, Mathews, Wiseburn

Abstain: Thomas

M/ B. Saban, S/ Abate - Approve the Minutes of the regular meeting of the Clayton Planning Board/Zoning Board held on December 12, 2022

Ayes: Abate, Cerone, Miller, B. Saban, T. Saban, Thomas, Vondran, Wise, Mathews, Wiseburn

Abstain: Culver,

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

None.

**MOTION TO OPEN TO THE PUBLIC**

None.

**CORRESPONDENCE:**

None.

**DISCUSSION:**

None.

**RESOLUTIONS:**

#01-2023 –Electing Officers (Chair, Vice Chair, and Secretary)

#02-2023 – Appointing Professionals (Solicitor, Professional Planner & Engineer)

#03-2023 – Appointing Official Newspapers

#04-2023 – Setting Forth A Schedule of Public Meetings

#05-2023 – Setting Forth a Schedule of DRC Meetings

M/ Miller, S/ Abate – Motion to Adopt the above reorganization resolutions

Ayes: Abate, Cerone, Culver, Miller, B. Saban, T. Saban, Thomas, Vondran, Wise, Mathews, Wiseburn

#06-2023 – Resolution Granting Preliminary and Final Site Plan Approval for Block 1001, Lot 31 – Fink Organization, LLC

M/ Miller, S/ B. Saban

Ayes: Abate, Cerone, Culver, Miller, B. Saban, T. Saban, Thomas, Vondran, Wise, Mathews, Wiseburn

#07-2023 – Resolution Granting Use Variance for Block 2002, Lot 7 – April & Michael Alpheaus

M/ Miller, S/ B. Saban

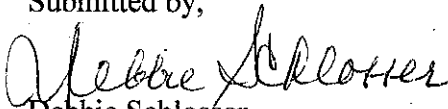
Ayes: Abate, Cerone, Culver, Miller, B. Saban, T. Saban, Thomas, Vondran, Wise, Mathews, Wiseburn

**ADJOURNMENT**

M/ Vondran, S/ Miller

Ayes: Unanimous

Submitted by,



Debbie Schlosser

Planning Board Secretary