

**ELSINBORO TOWNSHIP  
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Meeting Date: January 18, 2012

The Elsinboro Planning Board meeting was held at 6:30 p.m. in the Emergency Management Building. Members present were Chairman Dave Faulhaber, Steve Cornman, Sean Elwell, George Parris, Frank Master, Frank Powell, Kurt Kaufmann (6:47), Jeff Stepler, Rich Kazunas, Bill McGowan III (7:00), and Ken Brown (6:45). The Board Planner was also present. There were no members of the public present for the meeting. The meeting was opened by Dave Faulhaber who then read the sunshine law statement. The Chairman started the meeting with a salute to flag.

The following members were sworn in for the year 2012, Sean Elwell, Jeff Stepler, George Parris, Rich Kazunas, Dave Faulhaber, Frank Powell, and Bill McGowan III.

The Board re-organized for the year 2012. Dave Faulhaber was elected chairman, Kurt Kaufmann-vice-chairman, Steve Cornman-Secretary, George Rosenberger-Solicitor, and Fralinger Engineering-Board Engineer. The Today's Sunbeam was designated as the Board Paper for all legal notices, The 3rd Wednesday of each month at 6:30 p.m. was set as the normal meeting date and time. See Resolution 2012-01 for details.

Richard Kazunas made a motion to adopt resolution 2012-01, 2012 Re-Organization". George Parris seconded the motion. The motion carried by a roll call vote of 9 ayes, 0 nays, and 0 abstentions.

Frank Powell made a motion to dispense with reading and to approve the minutes of the December 21, 2011 Board meeting. Rich Kazunas seconded the motion. The motion was carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

New Business:

The Board recognized the passing of Jack Plasket who had served on the Board for many years.

The Board Planner updated the board on the progress of the Master Plan revision addressing Solar and Wind Farm applications.

With no further business before the board, Frank Powell made a motion to adjourn. George Parris seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Wm. Steve Cornman

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Board Minutes

Meeting Date: April 18, 2012

The Elsinboro Planning Board meeting was held at 6:30 p.m. in the Emergency Management Building. Members present were Chairman Dave Faulhaber, Steve Cornman, Sean Elwell, Frank Master, Kurt Kaufmann, Bill McGowan III, Ken Brown, and Bill McGowan Jr. The Board Planner was also present. There were no members of the public present for the meeting. The meeting was opened by Dave Faulhaber who then read the sunshine law statement. The Chairman started the meeting with a salute to flag.

The following member were provided Financial Disclosure forms for 2012: Dave Faulhaber, Steve Cornman, Frank Master, Kurt Kaufmann, Bill McGowan III, Ken Brown, and Bill McGowan Jr.

Meeting minutes for the January 18, 2012 meeting will be reviewed at the next board meeting in May.

New Business:

The Board Planner updated the board on the progress of the Master Plan revision addressing Solar and Wind Farm applications. Provided were: Master Plan Goals and Recommendation dated 4-2012, Policy Discussion on Alternative Energy Facilities dated 4-2012, Draft Proposed Ordinance Regulating Solar Installations as Accessory Uses dated 4-2012, and Right to Farm Act, Agricultural Management Practices (AMP) and Solar Installation on Commercial Farms N.J.A.C. 2:76-2A.12. Board members were asked to review these materials and provide comments at the May meeting.

With no further business before the board, Kurt Kaufmann made a motion to adjourn. Frank Master seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Wm. Steve Cornman

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Meeting Date: May 16, 2012

The Elsinboro Planning Board meeting was held at 6:30 p.m. in the Emergency Management Building. Members present were Chairman Dave Faulhaber, Steve Cornman, Sean Elwell, George Parris, Frank Master, Frank Powell, Kurt Kaufmann, Jeff Stepler, Rich Kazunas, Bill McGowan III, and Ken Brown. The George Rosenberger - Board Solicitor and Lou Joyce - Board Planner were also present. There were no members of the public present for the meeting. The meeting was opened by Dave Faulhaber who then read the sunshine law statement. The Chairman started the meeting with a salute to flag.

Motion #1: Kurt Kaufmann made a motion to dispense with and approve the meeting minutes for the January 18, 2012 and the April 18, 2012 meetings. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #2: Kurt Kaufmann made a motion to open the public meeting for the review and adoption of proposed changes to the township's Master Plan. Frank Powell seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The Board Planner reviewed the proposed changes to the Master Plan. Specifically, the proposed changes to the township's goals and policies dated May 16, 2012.

Motion #3: Following the Board's review of the proposed changes, Frank Powell made a motion to close the public portion of the meeting. Richard Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #4: Frank Powell made a motion to approve the changes to the Master Plan Goals and Policies (Attached). Frank Master seconded the motion. The motion carried by a roll call vote of 9 ayes, 0 nays, and 0 abstentions.

The Board Planner reviewed a proposed ordinance; Proposed Ordinance Regulating Solar Installations as Accessory Uses. George Parris questions whether the ordinance as written unnecessarily restricted solar applications for lots of less than 1 acre. Richard Kazunas questioned why items 4d and 5g appeared to conflict with item 18. Lou Joyce indicated that he agreed with the comment and recommended that items 4d and 5g be removed from the proposed ordinance.

Motion #5: Following the Board's review of the proposed ordinance, Kurt Kaufmann made a motion to forward the proposed ordinance; Proposed Ordinance Regulating Solar Installations as Accessory Uses, as amended to the Elsinboro Township Committee with a provision to waive further Board review if there were no changes made by the township committee to the submitted ordinance. Frank Powell seconded the motion. The motion carried by a roll call vote of 8 ayes, 1 nays (Parris), and 0 abstentions.

The Board Planner reviewed a proposed ordinance; Proposed Small Wind Energy System Ordinance. The Board Solicitor questioned the setback standards and indicated that the setbacks for wind towers be established at 110% of the tower height. The Board Planner agreed that this setback should be included to protect adjacent properties in the event that a tower was knocked down and if the Board agreed, he would revise the proposed ordinance.

Motion #6: Following the Board's review of the proposed ordinance, George Parris made a motion to forward the proposed ordinance; Proposed Small Wind Energy System Ordinance, as amended to the

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Elsinboro Township Committee with a provision to waive further Board review if there were no changes made by the township committee to the submitted ordinance. Richard Kazunas seconded the motion. The motion carried by a roll call vote of 9 ayes, 0 nays, and 0 abstentions.

With no further business before the board, Frank Powell made a motion to adjourn. Kurt Kaufmann seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:17 p.m.

Respectfully submitted,

Wm. Steve Cornman

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Attachment 1

**Goals and Policies of the Township of Elsinboro Master Plan: Adopted May 16, 2012**

**REVISIONS TO MASTER PLAN GOALS:**

**1. Maintain the Township's rural/agricultural character.**

An important objective from both a regional and local perspective is the maintenance of the township's rural character by encouraging agricultural activities and by protecting natural resources. Future growth should be guided and controlled in a manner which will reduce its impact on the rural/agricultural character of the community. Further, the Township recognizes and supports the installation and use of Alternative and Renewable Energy sources to the extent that they are located in a manner that does not impact on the rural/agricultural character of the community.(05/16/2012)

**2. Preserve and encourage farming operations on Class I and Class II agricultural lands.**

Elsinboro has a number of areas with Class I and II Agricultural Soils. These areas are located in the central and northern areas of the Township. The Land Use Plan should recognize the importance of agriculture to both the history and future of the Township and should promote the preservation of these resources to the maximum extent possible. The Township should utilize whatever legal means and land use management practices are presently available to protect these resources and to encourage the economic viability of this industry. The installation and operation of alternative and renewable energy generating sources must be in accordance with sound management practices as adopted by the SADC and the Township, and further location of any facilities on the Class I and Class II Agricultural soils or adjacent to preserved farmland is discouraged.(05/16/2012)

The following policies are adopted to guide the Planning Board in considering any such applications for renewable energy facilities and in applying the negative criteria:

1. In order to promote a policy of utilizing the most suitable lands within the Township's agricultural district for farming, grid-scale renewable energy facilities should not be located on lots with greater than 75% prime agricultural soils.
2. In order to support the goal of providing for large contiguous tracts of farmland within the Township's agricultural district, grid-scale renewable energy facilities should not be located on lots which are adjacent to preserved farmland.
3. In order to retain the rural appearance of the Township's agricultural district as opposed to the industrial appearance of electric generating facilities, any grid-scale renewable energy facilities which are approved should provide sufficient land area and landscape material around the perimeter of the developed area to provide an effective year-round screen of the view of the facilities from adjacent public or private roads and residences.