

**EL SINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Meeting Date: January 16, 2013

The Elsinboro Planning Board re-organization 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, Kurt Kaufmann, Jeff Stepler, Rich Kazunas, Bill McGowan III, Ken Brown, and Bill McGowan, Jr. 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: Sean Elwell made a motion to appoint Dave Faulhaber as Chairman pro tempore. Kurt Kaufmann 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 appoint Steve Cornman as Secretary pro tempore. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The following members were sworn in to new terms by Dave Faulhaber. George Parris, Sean Elwell, Jeff Stepler, Kurt Kaufmann, Ken Brown, and Bill McGowan, Jr.

Motion #3: Kurt Kaufmann made a motion to elect Dave Faulhaber as Chairman for the year 2013. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #4: Kurt Kaufmann made a motion to appoint Steve Cornman as Board Secretary for the year 2013. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #5: Dave Faulhaber made a motion to elect Kurt Kaufmann as Vice-Chairman for the year 2013. Rich Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #6: Kurt Kaufmann made a motion to appoint George Rosenberger as Board Solicitor for the year 2013. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #7: Kurt Kaufmann made a motion to appoint the firm of Fralinger Engineering as Board Engineer for the year 2013. Bill McGowan, III seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #8: Bill McGowan, III made a motion to appoint the Office of the Salem County Planning Board to provide Planning Services for the year 2013. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #9: Bill McGowan, III made a motion to designate the South Jersey Times as the newspaper to which the Board's meeting and legal notices shall be sent for the year 2013. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #10: Bill McGowan, III made a motion to Set the regular meeting dates of the Board to the 3rd Wednesday of each month, at 6:30 PM, in the Emergency Management Building, Elsinboro Township, Salem County, New Jersey. The Board shall be authorized to discuss and formally act upon any business affecting the Board at its regular meetings. Rich Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

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Motion #11: Sean Elwell made a motion direct the Board Secretary to file a copy of the Schedule of Meeting Dates for the year 2013 with the Township Clerk. Jeff Stepler seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #12: Kurt Kaufmann made a motion to direct the Secretary to mail a copy of a Schedule of Meeting Dates For the Year 2013 to the Board's designated newspaper within seven days following the date of the Resolution memorializing the Re-Organization of the Board for 2013. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #13: George Parris made a motion direct the Board Secretary to post and maintain a copy of the Schedule of Meeting Dates for the year 2013 upon the Municipal Bulletin Board. Bill McGowan, III seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #14: Kurt Kaufmann made a motion to dispense with the reading and to approve the minutes from the May 16, 2012 meeting. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The Chairman provided an update to the Board regarding the Corsey and Grant properties.

With no further business before the board, Kurt Kaufmann made a motion to adjourn. Sean Elwell seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:15 p.m.

Respectfully submitted,


Wm. Steve Cornman

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**Elsinboro Township Planning Board
2013 Meeting Dates
All Regular Meetings Begin at 6:30 PM.**

January 16, 2013- Re-Organization

February 20, 2013

March 20, 2013

April 17, 2013

May 15, 2013

June 19, 2013

July 17, 2013

August 21, 2013

September 18, 2013

October 16, 2013

November 20, 2013

December 18, 2013

January 15, 2014- Re-Organization

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Board Minutes

Meeting Date: June 19, 2013

A special meeting of the Elsinboro Planning Board 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, Ken Brown, and Bill McGowan, Jr. Members of the public present were Anne Panichello and Dan Bower. 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: Bill McGowan, III made a motion to dispense with the reading and to approve the minutes from the January 16, 2013 meeting. Frank Powell seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Anne Panichello asked about a waiver to build a fence along her property line. The Chairman advised her that an application needed to be submitted to the board for the requested variance.

Dan Bower had questions regarding the appeal process. The Chairman advised him that an application needed to be submitted to the board for an appeal of the Zoning Officers decision.

The Chairman provided an update to the Board regarding the Corsey and Grant properties.

The legal matters associated with Mr. Corsey have been closed and all vehicles have been removed as required.

There have been no significant changes to the Grant property. Mr. Grant did attend the Township Committee meeting in May and reviewed plans for the property with the committee.

The Chairman discussed the possibility of revising the ordinances regarding fences. This may be added to future Board agendas.

With no further business before the board, Jeff Stepler made a motion to adjourn. Frank Master seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:30 p.m.

Respectfully submitted,


Wm. Steve Cornman

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Board Minutes

Meeting Date: December 4, 2013

A special meeting of the Elsinboro Planning Board was held at 6:30 p.m. in the Emergency Management Building. Members present were Chairman Dave Faulhaber, Steve Cornman, Sean Elwell, Frank Master, Frank Powell, Rich Kazunas, Bill McGowan III, Ken Brown, and Bill McGowan, Jr. 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: Frank Powell made a motion to dispense with the reading and to approve the minutes from the June 19, 2013 meeting. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The business before the Board was application 2013-01 submitted by Joe McAllister. The applicant is requesting bulk variances to allow the construction of a screen house along the river front.

The Board Solicitor reviewed the hearing notice and determined that the public had been properly notified of the hearing. A review of the applicant's application submission waivers was performed.

Motion #2: Ken Brown made a motion to approve the submission waiver request. Frank Powell seconded the motion. The motion carried by a by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #3: Frank Powell made a motion to deem the application complete. Ken Brown seconded the motion. The motion carried by a by a vote of 9 ayes, 0 nays, and 0 abstentions.

The solicitor swore in the applicant and the applicant proceeded to present the application to the Board. Following the applicant's presentation the hearing was opened for public comment on the application.

Motion #4: Frank Powell made a motion to open the hearing for public comment on the application. Frank Master seconded the motion. The motion carried by a by a vote of 9 ayes, 0 nays, and 0 abstentions.

Steve Nelson of 19 South Locust Avenue asked about safety inspections and was informed that the is a function of the building inspector and not the Board.

Deborah Shuman of 21 South Locust Avenue spoke at length regarding her concern regarding the construction of the screen house citing her concerns about the loss of her view of the river, safety in the event of high water and that the structure could become dislodged and damage her property, that the construction could impact the integrity of the bulk head, and about drainage and the additional runoff that would impact her property. Ms. Shuman submitted 5 pictures that were mark by the solicitor as Shuman #1 through #5. The pictures showed the screen house constructed without required permits and variances and the impacts to her view and potion bulk head and drainage concerns.

With no other comments from the public the meeting was closed for public discussion.

Motion #5: Frank Powell made a motion to close the hearing from public comment on the application. Bill McGowan, III seconded the motion. The motion carried by a by a vote of 9 ayes, 0 nays, and 0 abstentions.

The applicant was provided the opportunity to address comments and concerns of the public.

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The solicitor summarized the applicant's burden to prove that a hardship exists that would necessitate the granting of variances by the Board. The solicitor explained that the Applicant failed to address the legitimate concerns expressed by Deborah Shuman regarding safety and possible damage that might be caused by storms and the potential impact the proposed construction could have on the bulkhead. That any additional construction, particularly between any residence and the river must be carefully considered by the Board before variances are granted and that there was no evidence presented of any hardship nor that there is no benefit to be gained from deviating from the zoning ordinance.

Motion #6: Bill McGowan, III made a motion to deny the application. Rich Kazunas seconded the motion. Steve Cornman and Bill McGowan, III each briefly explained their reasons for the action that they were about to take regarding the application citing the applicant's failure to identify a specific hardship or benefit that would compel the Board to grant the requested variances. The motion carried by a by a vote of 7 ayes, 0 nays, and 2 abstentions. (B. McGowan, Jr. and F. Master)

With no further business before the board, Ken Brown made a motion to adjourn. Frank Powell seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:45 p.m.

Respectfully submitted,


Wm. Steve Cornman

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Meeting Date: December 18, 2013

A regular meeting of the Elsinboro Planning Board was held at 6:30 p.m. in the Emergency Management Building. Members present were Chairman Dave Faulhaber, Steve Cornman, Frank Master, Rich Kazunas, Ken Brown, and Bill McGowan, Jr. 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: Ken Brown made a motion to dispense with the reading and to approve the minutes from the December 4, 2013 meeting. Rich Kazunas seconded the motion. The motion carried by a vote of 6 ayes, 0 nays, and 0 abstentions.

The business before the Board was review and adopt resolution 2013-02 regarding the Board's disposition of application 2013-01 submitted by Joe McAllister. The resolution memorializes the Board's decision to deny the variance application.

Motion #2: Frank Master made a motion to adopt resolution 2013-02 "Resolution Denying Variance Application for Block 19, Lot 6.14. Ken Brown seconded the motion. The motion carried by a by a vote of 6 ayes, 0 nays, and 0 abstentions.

With no further business before the board, Frank Master made a motion to adjourn. Ken Brown seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Wm. Steve Cornman