

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Meeting Date: January 15, 2014

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, Jack Elk, 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: Bill McGowan III made a motion to appoint Dave Faulhaber as Chairman pro tempore. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #2: Jack Elk 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, Jack Elk, Steve Cornman, and Bill McGowan III.

Motion #3: Sean Elwell made a motion to elect Dave Faulhaber as Chairman for the year 2014. Jack Elk 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 2014. Jack Elk 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 2014. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #6: George Parris made a motion to appoint George Rosenberger as Board Solicitor for the year 2014. Rich Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #7: Sean Elwell made a motion to appoint the firm of Fralinger Engineering as Board Engineer for the year 2014. Jack Elk seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #8: Steve Cornman made a motion to appoint the Office of the Salem County Planning Board to provide Planning Services for the year 2014. Jack Elk seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #9: Jack Elk 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 2014. George Parris seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #10: Steve Cornman 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. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

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Motion #11: Kurt Kaufmann made a motion direct the Board Secretary to file a copy of the Schedule of Meeting Dates for the year 2014 with the Township Clerk. Rich Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #12: Sean Elwell made a motion to direct the Secretary to mail a copy of a Schedule of Meeting Dates For the Year 2014 to the Board's designated newspaper within seven days following the date of the Resolution memorializing the Re-Organization of the Board for 2014. Rich Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #13: Jack Elk made a motion direct the Board Secretary to post and maintain a copy of the Schedule of Meeting Dates for the year 2014 upon the Municipal Bulletin Board. Rich Kazunas 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 December 18, 2013 meeting. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #15: Bill McGowan III made a motion to adopt resolution 2014-01, Elsinboro Township Planning Board Re-Organization for the Year 2014. Rich Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

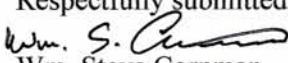
The Chairman discussed his priorities for the year 2014.

1. Appoint a sub-committee to look at the possibility of re-zoning the riverfront properties to reduce the burden on property owners due to the existing small lot sizes.

Kurt Kaufmann requested that the board members be notified earlier if the monthly meeting is being cancelled due to lack of business. Sean Elwell suggested that meeting cancellation notifications be made by emailing the members by the Friday before the scheduled meeting to allow the members to plan accordingly. He would discuss this with the Township Clerk.

Sean Elwell updated the board on the townships new policy regarding application escrow balances. After discussing this with the Board Solicitor; the policy going forward is that all business regarding the processing of applications and resolutions would cease when it is determined that the applicant's escrow requires replenishment. The intent is to address the township's burden regarding the collection of escrow balance overages.

With no further business before the board, Jack Elk made a motion to adjourn. George Parris seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Wm. Steve Cornman

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Meeting Date: February 19, 2014

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, Rich Kazunas, Bill McGowan III, Ken Brown, Bill McGowan, Jr., and Joe Robbins. There were several members of the public present for the meeting but no member of the public provided comment. 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 Board Chairman introduced and then swore in the new alternate member to Board. Mr. Joseph Robbins was sworn in as Alternate #4 for the term that expires on December 31, 2015.

Motion #1: Sean Elwell made a motion to dispense with the reading and to approve the minutes from the January 15, 2014 meeting. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

New Business: The Board Solicitor reviewed applicant Joe McAllister's proof of hearing notice distribution regarding application 2014-01. The solicitor determined that the applicant did not provide proof that the hearing was properly noticed in the newspaper and informed the Board that without proof of this notice the Board did not have jurisdictional authority to conduct the hearing on the application. The solicitor recommend that the hearing for the application be continued to the next regular meeting of the Board on March 19, 2014. The solicitor advised the applicant that before the application could be acted upon by the Board the applicant would be required to,

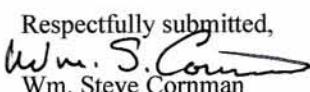
1. Submit proof that the meeting notice was published at least 10 days prior to the hearing as required or ensure that the public notice is published in the newspaper at least 10 days prior to the March 19th meeting, and,
2. The applicant must ensure that all balances owed to the Township be updated to cover any costs not satisfied by previous escrow balances. It was noted that the escrow balance for the applicant's previous application to the Board was in arrears by \$95.00 and that this needed to be resolved before the new application could be heard by the Board.

The solicitor also advised the Board that due to the continuance necessitated by the failure to show proof of proper public notice, that the escrow for the current application be supplemented by an additional \$200.00. This will ensure that the costs resulting from the additional hearing are adequately covered.

Motion # 2: Frank Master made a motion to continue the hearing to March 19, 2014 and to require the applicant to supplement the escrow for application 2014-01 by an additional \$200.00. Rich Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The Chairman then discussed the possibility of the Township to revise Ordinance 2008-05, An Ordinance Amending The Fees Charged For Development Applications And Appeals Pursuant To The Municipal Land Use Law. This should be revised to ensure that the costs of application disposition are adequately covered to prevent future escrow imbalances.

With no further business before the board, George Parris made a motion to adjourn. Frank Master seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Wm. Steve Cornman

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Meeting Date: March 19, 2014

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, Frank Master, Kurt Kaufmann, Rich Kazunas, Bill McGowan III (arrives late), Ken Brown, Joe Robbins, and Board Solicitor George Rosenberger. There were several members of the public present for the meeting, including Debbie Shuman & Carlos?, and Mike & Linda Shute. 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 the reading and to approve the minutes from the February 19, 2014 meeting. Frank Master seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

New Business: The Board Solicitor reviewed applicant Joe McAllister's proof of hearing notice distribution regarding application 2014-01. The solicitor determined that the applicant's notice to the South Jersey Times was correct to form and informed the Board that with this proof of this notice the Board did have jurisdictional authority to conduct the hearing on the application.

Motion # 2: Richard Kazunas made a motion to accept application submission waivers. Ken Brown seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion # 3: Sean Elwell made a motion to deem the application complete. Steve Cornman seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

William Ziegler, attorney for applicant Joe McAllister, introduced himself to the Board. Board Solicitor George Rosenberger swore in applicant Joe McAllister. Mr. Ziegler presented the application and deposed Joe McAllister. Following the applicant's deposition the meeting was opened for Board comment.

Motion # 4: Ken Brown made a motion to open the meeting for public comment. Kurt Kaufmann seconded the motion. The motion carried by a vote of 9 aye, 0 nays, and 0 abstentions.

Mike Shute spoke stating that he had no objections to the expansion of the deck. Debbie Shuman spoke stating that she objected to the expansion of the deck. Her objection was based on public safety because she believed that the deck compromised the bulkhead. There was no additional public comment.

Motion # 5: Bill McGowan made a motion to close the public comment portion of the meeting. Rich Kazunas seconded the motion. The motion carried by a vote of 9 aye, 0 nays, and 0 abstentions.

Mr. Ziegler was allowed to address the public comments and indicted that the deck would be constructed to code and that appropriate inspections would be required to verify that the deck met all code requirements. Mr. Ziegler also stated that the requested variance should be granted based on the absence of a substantial detriment to the public good and that the application did not substantially impair the intent and purpose of the zoning ordinance.

The Board Solicitor then summarized the application for the Board.

Motion # 6: Steve Cornman made a motion to approve the application on the condition that the Applicant must comply with all representations made, either personally or through any representative during the course of the presentation to the Planning Board and in accordance with all documents filed or submitted with the application and must obtain approvals or submit letters of non-applicability from any agency or authority as may be necessary. Rich Kazunas seconded the motion. The motion carried by a vote of 7 ayes, 1 nay, and 1 abstention.

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Dave Faulhaber - Chairman 935-4472

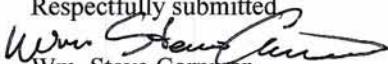
Steve Cornman - Secretary 935-7593

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Other Business: The Board Chairman discussed potential changes to the Township's application fee ordinance. Following Board discussion, it was suggested that the Township revise the fee ordinance to \$200.00 Application Fee and \$600.00 Review Escrow.

The Board Chairman discussed the creation of a Board Sub-Committee to review options for minimizing the impact of the ordinance on residents with non-conforming properties. Dave Faulhaber, Joe Robbins, and Steve Cornman were appointed to the Sub-Committee.

With no further business before the board, Kurt Kaufmann made a motion to adjourn. Rich Kazunas seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:31 p.m.

Respectfully submitted

Wm. Steve Cornman

**ELSINBORO TOWNSHIP
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Steve Cornman - Secretary 935-7593

Board Minutes

Meeting Date: April 16, 2014

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, Frank Powell, Kurt Kaufmann, Jack Elk, Bill McGowan III, Ken Brown, Bill McGowan, Jr., and Joe Robbins. 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: Jack Elk made a motion to dispense with the reading and to approve the minutes from the March 19, 2014 meeting. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

New Business: The Board reviewed Resolution 2014-03, Resolution Granting Variance Application for Block 19, Lot 6.14 (23 South Locust Avenue). Sean Elwell discusses a possible modification to the resolution to include a stipulation that the posts be removed prior to the issuance of construction permits. The Chairman pointed out that the resolution contains the condition on page 4 of 5, item number 5. Sean Elwell discusses the possibility of imposing a construction deadline on the applicant. The Chairman indicated that the township construction permits currently have time limits regarding construction and that imposing additional limits above and beyond current township requirements might be considered excessive. A poll of Board Members indicated that additional limits were unnecessary.

Motion # 2: Bill McGowan, III made a motion to adopt resolution 2014-03. Ken Brown seconded the motion. The motion carried by a vote of 6 ayes, 0 nays, and 0 abstentions.

With no further business before the board, Jack Elk made a motion to adjourn. Frank Master seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 6:53 p.m.

Respectfully submitted,


Wm. Steve Cornman

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Meeting Date: November 19, 2014

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, Jack Elk, Rich Kazunas, Bill McGowan III, Ken Brown, Bill McGowan, Jr., and Joe Robbins. Also present was Board Solicitor, George Rosenberger. Members of the public present for the meeting were Molly McGowan and Dale Boston. 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: Jack Elk made a motion to dispense with the reading and to approve the minutes from the April 16, 2014 meeting. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

New Business: The Board reviewed application 2014-02 submitted by Bill and Molly McGowan, Jr. The applicant is requesting a lot-line adjustment for Block 15, Lot 11.

Motion # 2: Sean Elwell made a motion to accept the applicant's submission waiver request. Frank Master seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 3 abstentions. Alternate #1 Bill McGowan III, Alternate #2 Ken Brown, and Alternate #3 Bill McGowan, Jr. did not vote due to a conflict of interest. Alternate #4, Joe Robbins cast the 8th vote for approval of the motion.

Motion # 3: Jack Elk made a motion to deem the application complete. Rich Kazunas seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 3 abstentions. Alternate #1 Bill McGowan III, Alternate #2 Ken Brown, and Alternate #3 Bill McGowan, Jr. did not vote due to a conflict of interest. Alternate #4, Joe Robbins cast the 8th vote for approval of the motion.

George Rosenberger swore in Molly McGowan and obtained testimony from applicant Molly McGowan and the applicant's Engineer, Dale Boston who presented the application to the board.

Motion # 4: Jack Elk made a motion to open the meeting for public comment on the application. George Parris seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 3 abstentions. Alternate #1 Bill McGowan III, Alternate #2 Ken Brown, and Alternate #3 Bill McGowan, Jr. did not vote due to a conflict of interest. Alternate #4, Joe Robbins cast the 8th vote for approval of the motion. No public comments were made on the application.

Motion # 5: George Parris made a motion to close the public comment portion of the meeting. Frank Master seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 3 abstentions. Alternate #1 Bill McGowan III, Alternate #2 Ken Brown, and Alternate #3 Bill McGowan, Jr. did not vote due to a conflict of interest. Alternate #4, Joe Robbins cast the 8th vote for approval of the motion. No public comments were made on the application.

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Motion # 6: Jack Elk made a motion to approve the application. Rich Kazunas seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 3 abstentions. Alternate #1 Bill McGowan III, Alternate #2 Ken Brown, and Alternate #3 Bill McGowan, Jr. did not vote due to a conflict of interest. Alternate #4, Joe Robbins cast the 8th vote for approval of the motion.

Motion # 7: George Parris made a motion to adopt resolution 2014-03, Resolution Granting Minor Site Plan Approval to William and Molly McGowan with a Lot Line Adjustment for the Property Identified as Block 15, Lots 6 and 11 and Block 4 Lot 1". Jack Elk seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 3 abstentions. Alternate #1 Bill McGowan III, Alternate #2 Ken Brown, and Alternate #3 Bill McGowan, Jr. did not vote due to a conflict of interest. Alternate #4, Joe Robbins cast the 8th vote for approval of the motion.

George Rosenberger explained to the applicant the next steps for completing the application process. Specifically, the 3 applicant has 190 days from the 11-19-14 to have deeds reviewed and approved by the Board Engineer, Board Solicitor, Board Chairman, and Board Secretary.

Dave Faulhaber announced the passing of fellow board member and Township Historian, Frank Powell on November 15th. A card with the Board's condolences was signed by the members present. Dave Faulhaber also announced the passing of former Board Secretary Jim Wanner in September.

With no further business before the board, Bill McGowan III made a motion to adjourn. Jack Elk seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 6:50 p.m.

Respectfully submitted,


Wm. Steve Cornman