

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Meeting Date: January 21, 2015

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, Rich Kazunas, Bill McGowan III, Ken Brown, and Michael Khairzada. 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. Bill McGowan III seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #2: Sean Elwell made a motion to appoint Steve Cornman as Secretary pro tempore. Ken Brown seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Dave Faulhaber swore in six Board members to new terms. Those members were George Parris - One Year expiring 12-31-15, Sean Elwell - One Year expiring 12-31-15, Frank Master - Four Year expiring 12-31-18, Bill McGowan III - Four Year expiring 12-31-18, Ken Brown - Alternate #1 - Two Year expiring 12-31-16, Michael Khairzada - Alternate #3 - Two Year expiring 12-31-16.

Note: Joe Robbins is now Alternate #2 expiring 12-31-15 and Jack Elk was not present to be sworn in at this time.

Motion #3: Ken Brown made a motion to elect Dave Faulhaber as Chairman for the year 2015. 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 2015. Rich Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #5: George Parris made a motion to elect Kurt Kaufmann as Vice-Chairman for the year 2015. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #6: Sean Elwell made a motion to appoint the law firm of Holston, MacDonald, Uzdavinis, Ziegler, and Lodge to provide Board Solicitor services for the year 2015. Ken Brown 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 2015. Kurt Kaufmann seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #8: Kurt Kaufmann made a motion to appoint the Office of the Salem County Planning Board to provide Planning services for the year 2015. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #9: Ken Brown 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 2015. Bill McGowan seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Motion #10: Bill McGowan 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.

Motion #11: Kurt Kaufmann made a motion direct the Board Secretary to file a copy of the Schedule of Meeting Dates for the year 2015 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: Frank Master made a motion to direct the Secretary to mail a copy of a Schedule of Meeting Dates For the Year 2015 to the Board's designated newspaper within seven days following the date of the Resolution memorializing the Re-Organization of the Board for 2015. Kurt Kaufmann seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #13: Frank Master made a motion direct the Board Secretary to post and maintain a copy of the Schedule of Meeting Dates for the year 2015 upon the Municipal Bulletin Board. Bill McGowan 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 November 19, 2014 meeting. Bill McGowan seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

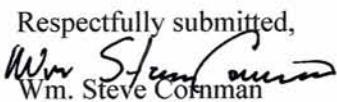
Motion #15: Rich Kazunas made a motion to adopt resolution 2015-01, Elsinboro Township Planning Board Re-Organization for the Year 2015. Sean Elwell seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Other Business:

The Board discussed possible revisions to the Solar Ordinance adopted by the Board on 2012 based on recommendations by Board Member Bill McGowan. Following discussion by the Board on possible changes, it was determined that further research was needed before the Board would make a formal recommendation to the Township Committee.

Sean Elwell and George Parris updated the board on the new FEMA policies/rule regarding township flood hazard designations and priorities and showed examples of the new proposed flood maps being considered for adoption by FEMA.

With no further business before the board, Rich Kazunas made a motion to adjourn. Frank Master seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 8:05 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: April 15, 2015

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, Jack Elk, Bill McGowan III, Ken Brown, Joe Robbins, and Michael Khairzada. 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 the flag.

The Elsinboro Planning Board met to discuss Board Sub-Committee recommendations regarding possible changes to the Townships' Solar Ordinance.

The Board Chairman swore in Jack Elk to a new 1 year term and Joe Robbins to a new 2 year term.

Motion #1: Bill McGowan moved to dispense with the reading and to approve the minutes for the January 21, 2015 meeting. Kurt Kaufmann seconded the motion. The motion carried with a vote of 9 ayes, 0 nays, and 0 abstentions.

The Board reviewed the ordinance and Dave Faulhaber discussed the sub-committee recommendations.

Motion #2: Kurt Kaufmann moved to eliminate Item (4) (d), "A rooftop and building-mounted collection system shall be no larger than 1,200 square feet on a residential structure.", eliminate Item (5) (b), "Ground-mounted arrays and freestanding collectors shall be located on properties of one (1) acre or greater.", eliminate Item (5) (c), " The total surface area of all ground-mounted and freestanding solar collectors on the lot shall not exceed 800 square feet.", and revise Item (5) (d) from "The location of the ground-mounted arrays and freestanding collectors shall be set back a distance of 50 feet from all property lines." to "The location of the ground-mounted arrays and freestanding collectors shall be set back a distance of 25 feet from all property lines." Frank Master seconded the motion. The motion to approve the change failed by a vote of 1 aye, 8 nays, and 0 abstentions.

Motion #3: Kurt Kaufmann moved to eliminate Item (4) (d), "A rooftop and building-mounted collection system shall be no larger than 1,200 square feet on a residential structure.", revise Item (5), "Ground-mounted arrays and freestanding solar collectors are permitted as accessory structures in all zoning districts only if roof mounting is determined to be impractical by the property or homeowner subject to the following requirements:" to "Ground-mounted arrays and freestanding solar collectors are permitted as accessory structures in all zoning districts only if roof mounting is determined to be impractical by the Zoning Officer or Construction Code Official subject to the following requirements:", eliminate Item (5) (b), "Ground-mounted arrays and freestanding collectors shall be located on properties of one (1) acre or greater.", eliminate Item (5) (c), " The total surface area of all ground-mounted and freestanding solar collectors on the lot shall not exceed 800 square feet.", and revise Item (5) (d) from "The location of the ground-mounted arrays and freestanding collectors shall be set back a distance of 50 feet from all property lines." to "The location of the ground-mounted arrays and freestanding collectors shall be set back a distance of 25 feet from all property lines."

Frank Master seconded the motion. The motion carried with a vote of 8 ayes, 0 nays, and 1 abstentions (McGowan).

Sean Elwell brought the Board up to date regarding the hiring of the Salem County Planner to provide planning service to the Planning Board. Negotiations with the County are in-progress.

**ELGINBORO TOWNSHIP
PLANNING BOARD**

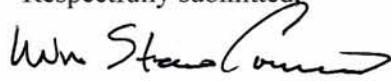
Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Motion #4: With no further business before the board, Jack Elk moved to adjourn. Kurt Kaufmann seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:58 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: June 17, 2015

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, George Parris, Frank Master, Kurt Kaufmann, Jack Elk, Rich Kazunas, and Ken Brown. Joe DiNicola, Jr. is filling in as Board Solicitor due to a conflict of the normal Board Solicitor. Members of the public present for the meeting were Joe McAllister and Debbie Shuman. The meeting was opened by Dave Faulhaber who then read the sunshine law statement. The Chairman started the meeting with a salute to the flag.

The Elsinboro Planning Board met to Review and act upon application 2015-01, submitted by Joe McAllister.

Motion #1: Kurt Kaufmann moved to dispense with the reading and to approve the minutes for the April 15, 2015 meeting. Frank Master seconded the motion. The motion carried with a vote of 8 ayes, 0 nays, and 0 abstentions.

Application 2015-01 was reviewed by the Board. The application, submitted by Joe McAllister, regarding Block 19, Lot 6.14. The applicant is requesting bulk variances to allow for the construction of a garage on the property. The applicant submits the public notification information and affidavit of ownership.

Motion #2: Jack Elk moved to approve the submission waivers requested by the applicant. Kurt Kaufmann seconded the motion. The motion to approve the submission waivers by a vote of 7 aye, 0 nays, and 1 abstention. (Parris)

Motion #3: Jack Elk moved to accept the application as complete. Frank Master seconded the motion. The motion carried with a vote of 8 ayes, 0 nays, and 1 abstentions (Parris).

The Board Solicitor reviews the public notice and discusses his concerns as to the form of the notice. He recommends that the hearing for the application be postponed until the applicant revises his notice and re-notifies the public as required by New Jersey statute. The applicant agrees to revise the notice and present the application at the July 15, 2015 meeting.

Dave Faulhaber discussed the status of the Solar ordinance. Approval of the revised ordinance is expected in July and according to the Zoning Officer, several applications are pending for solar installation.

Motion #4: With no further business before the board, Kurt Kaufmann moved to adjourn. Frank Master seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 6:55 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: July 15, 2015

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, Jack Elk, Rich Kazunas, Bill McGowan, and Ken Brown. Joe DiNicola, Jr. filled in as Board Solicitor due to a conflict of the normal Board Solicitor. Members of the public present for the meeting were Joe McAllister. The meeting was opened by Dave Faulhaber who then read the sunshine law statement. The Chairman started the meeting with a salute to the flag.

The Elsinboro Planning Board met to review and act upon application 2015-01, submitted by Joe McAllister. The application was determined to be complete at the June 17, 2015 Planning Board meeting.

Motion #1: Jack Elk moved to dispense with the reading and to approve the minutes for the June 17, 2015 meeting. Frank Master seconded the motion. The motion carried with a vote of 9 ayes, 0 nays, and 0 abstentions.

Application 2015-01 was reviewed by the Board. The application, submitted by Joe McAllister, regarding Block 19, Lot 6.14. The applicant is requesting bulk variances to allow for the construction of a garage on the property. The applicant was sworn in and deposed by the Board Solicitor. The applicant described a hardship due to pre-existing, non-conforming lot size, which is typical for properties located along the Delaware River. The applicant described the public benefit supporting board approval of the application and proposed construction of a garage as the proper storage of yard equipment. He also testified that many of the properties along the river have garages and that the proposed garage was typical for lots within the LR Zone.

Motion #2: Kurt Kaufmann moved to open the meeting for public comment. Rich Kazunas seconded the motion. The motion was approved by a vote of 9 aye, 0 nays, and 0 abstentions. No members of the public had any comments concerning the application.

Motion #3: Sean Elwell moved to close the public portion of the meeting. Frank Master seconded the motion. The motion was approved by a vote of 9 aye, 0 nays, and 0 abstentions.

Motion #4: Kurt Kaufmann moved to approve the application. Frank Master seconded the motion. The motion was approved by a vote of 9 aye, 0 nays, and 0 abstentions.

Motion #5: With no further business before the board, Bill McGowan moved to adjourn. Jack Elk seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 6:45 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: August 19, 2015

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, Kurt Kaufmann, Jack Elk, Bill McGowan, Ken Brown, and Joe Robbins. The meeting was opened by Dave Faulhaber who then read the sunshine law statement. The Chairman started the meeting with a salute to the flag.

The Elsinboro Planning Board met to review and adopt Resolution 2015-02, a resolution memorializing the July 15, 2015 approval of bulk variance application 2015-01, submitted by Joe McAllister.

Motion #1: Kurt Kaufmann moved to dispense with the reading and to approve the minutes for the July 15, 2015 meeting with identified corrections. Ken Brown seconded the motion. The motion carried with a vote of 9 ayes, 0 nays, and 0 abstentions.

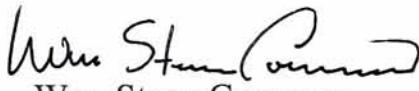
Resolution 2015-02 was reviewed by the Board.

Motion #2: Sean Elwell moved to adopt resolution 2015-02. Jack Elk seconded the motion. The motion was approved by a vote of 7 aye, 0 nays, and 0 abstentions.

Board member Bill McGowan requested a copy of the approved revision to the Solar Ordinance. Sean Elwell indicated that he would have the Township Clerk email a copy of the ordinance to all of the Board members.

Motion #3: With no further business before the board, Ken Brown moved to adjourn. George Parris seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 6:41 p.m.

Respectfully submitted,


Wm. Steve Cornman