

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Meeting Date: January 20, 2016

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, 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 flag.

Motion #1: Bill McGowan III made a motion to appoint Dave Faulhaber as Chairman pro tempore. Ken Brown 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. Rich Kazunas 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 12-31-16, Sean Elwell - One Year expiring 12-31-16, Dave Faulhaber - Four Year expiring 12-31-19, Rich Kazunas - Four Year expiring 12-31-19, Joe Robbins - Alternate #2 - Two Year expiring 12-31-17.

Note: Jack Elk was not present to be sworn in at this time.

Motion #3: Sean Elwell made a motion to elect Dave Faulhaber as Chairman for the year 2016. Kurt Kaufmann seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #4: Ken Brown made a motion to appoint Steve Cornman as Board Secretary for the year 2016. Frank Master 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 2016. Bill McGowan III 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 table the appointment of the Board Solicitor for the year 2016. Steve Cornman 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 2016. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #8: Steve Cornman made a motion table the appointment a Board Planner for the year 2016. Rich Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #9: Kurt Kaufmann 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 2016. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #10: Kurt Kaufmann 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

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affecting the Board at its regular meetings. Ken Brown seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #11: Bill McGowan III made a motion direct the Board Secretary to file a copy of the Schedule of Meeting Dates for the year 2016 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: Ken Brown made a motion to direct the Secretary to mail a copy of a Schedule of Meeting Dates For the Year 2016 to the Board's designated newspaper within seven days following the date of the Resolution memorializing the Re-Organization of the Board for 2016. Kurt Kaufmann seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #13: Bill McGowan made a motion direct the Board Secretary to post and maintain a copy of the Schedule of Meeting Dates for the year 2016 upon the Municipal Bulletin Board. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #14: George Parris made a motion to dispense with the reading and to approve the minutes from the August 19, 2015 meeting. Ken Brown seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #15: Ken Brown made a motion to adopt resolution 2016-01, Elsinboro Township Planning Board Re-Organization for the Year 2016. Rich Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

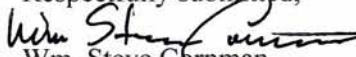
Other Business:

The Board discussed possible changes to the building height restrictions to allow for flood mitigation. 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.

The Board discussed possible changes to allow 100 or 200 square foot storage sheds without concrete floors as allowed in all zoning districts. 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. A sub-committee of the Board was appointed by the Chairman to review the definition of accessory structure and to explore possible changes to the township ordinance. The sub-committee will consist of Dave Faulhaber, Kurt Kaufmann, Jack Elk, and Frank Master.

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 7:17 p.m.

Respectfully submitted,


Wm. Steve Cornman

**ELSINBORO TOWNSHIP
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Board Minutes

Meeting Date: April 20, 2016

The Elsinboro Planning Board meeting was held at 6:30 p.m. in the Emergency Management Building. Members present were Chairman Dave Faulhaber, Sean Elwell, Kurt Kaufmann, Jack Elk, Ken Brown, Joe Robbins, and Michael Khairzada. The Board Solicitor arrived at 7:00 p.m. 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 Chairman swore in board member Jack Elk for the one-year term ending 12-31-16.

Motion #1: Kurt Kaufmann made a motion to dispense with the reading and to approve the minutes from the January 20, 2016 meeting. Ken Brown seconded the motion. The motion carried by a vote of 6 ayes, 0 nays, and 0 abstentions.

The board members discussed the rate per hour to be charged by the solicitor and who would be attending the meetings.

Motion #2: Kurt Kaufmann made a motion hire William Ziegler and Arthur MacDonald as Board Solicitors for the year 2016 and to adopt resolution 2016-02 memorializing this action by the board. Sean Elwell seconded the motion. The motion carried by a vote of 6 ayes, 0 nays, and 0 abstentions.

The Board discussed the hiring of a Board Planner for the year 2016. It was decided by the Board to hire a Planner on an as needed basis.

The board reviewed application 2016-01 submitted by Joe Robbins and Chloe Williams. The applicants are requesting board approval of a Minor Sub-Division for Block 6, Lot 13. Joe Robbins stepped down from his position on the board during the hearing of the application.

Motion #3: Sean Elwell made a motion to approve application submission waivers for Schedule A, Item 6 and Schedule B, Items 22, 29, 30, 35, 36, 42, 43, and 46. Kurt Kaufmann seconded the motion. The motion carried by a vote of 5 ayes, 0 nays, and 1 abstentions.

Motion #4: Michael Khairzada made a motion to deem the application complete. Ken Brown seconded the motion. The motion carried by a vote of 5 ayes, 0 nays, and 1 abstentions.

The applicant was sworn in and provided testimony regarding the application.

Motion #5: Kurt Kaufmann made a motion to open the hearing for public comment. Jack Elk seconded the motion. The motion carried by a vote of 5 ayes, 0 nays, and 1 abstentions. There was no public comment on the application.

Motion #6: Michael Khairzada made a motion to close the public comment section of the hearing. Ken Brown seconded the motion. The motion carried by a vote of 5 ayes, 0 nays, and 1 abstentions.

Motion #7: Kurt Kaufmann made a motion to approve the application. Jack Elk seconded the motion. The motion carried by a vote of 5 ayes, 0 nays, and 1 abstentions.

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Motion #8: Sean Elwell made a motion to approve resolution 2016-03 memorializing the approval of application 2016-01. Jack Elk seconded the motion. The motion carried by a vote of 5 ayes, 0 nays, and 1 abstentions.

The Board reviewed Lou Joyce's proposal for a zoning study and the cost of the study. The study would review possible changes to allow 100 or 200 square foot storage sheds without concrete floors as allowed in all zoning districts. The township committee is looking for funding for the study.

The Board discussed possible changes to building height restrictions. The Board Solicitor stated that this change is something the Board should look into and that he would start researching possible changes.

Motion #9: With no further business before the board, Sean Elwell made a motion to adjourn. Kurt Kaufmann seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:25 p.m.

Respectfully submitted,


Wm. Steve Cornman

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Steve Cornman - Secretary 935-7593

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Meeting Date: June 15, 2016

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, Kurt Kaufmann, Jack Elk, Bill McGowan, Ken Brown, Joe Robbins, Michael Khairzada, and Board Solicitor William Ziegler. Other present include applicant Richard, Brian, and Cindy Ridgeway, 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: Jack Elk made a motion to dispense with the reading and to approve the amended minutes from the April 20, 2016 meeting. Ken Brown seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The board reviewed application 2016-02 submitted by Richard and Cindy Ridgeway. The applicants are requesting board approval of a Minor Sub-Division for Block 31, Lot 31.04. George Parris and Frank Master recused themselves from the application hearing due to their relationship with the applicants. Alternate Board members Ken Brown, Joe Robbins, and Michael Khairzada participated in the application hearing.

Motion #2: Sean Elwell made a motion to approve application submission waivers for Schedule A, Item 6 and Schedule B, Items 22, 26, 36, 42, 43, and 46. Ken Brown seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #3: Jack Elk made a motion to deem the application complete. Ken Brown seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

The applicant was sworn in and provided testimony regarding the application.

Motion #4: Jack Elk made a motion to open the hearing for public comment. Bill McGowan seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions. There was no public comment on the application.

Motion #5: Sean Elwell made a motion to close the public comment section of the hearing. Jack Elk seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #6: Sean Elwell made a motion to approve the application. Jack Elk seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #7: Ken Brown made a motion to approve resolution 2016-04 memorializing the approval of application 2016-02. Michael Khairzada seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #8: With no further business before the board, George Parris made a motion to adjourn. Jack Elk 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

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Board Minutes

Meeting Date: September 29, 2016

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, Ken Brown, and Board Solicitor William Ziegler. Other present include applicant Charif Shoukri, Kevin Shelly, Jay Hancock, Judy Almond, and Dave Almond. 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 amended minutes from the June 15, 2016 meeting. Frank Master seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

The board reviewed application 2016-03 submitted by Charif Shoukri. The applicant is requesting board approval of a Bulk Variance and Lot Line Adjustment for Block 37, Lot 1.

Motion #2: Kurt Kaufmann made a motion to approve application submission waivers for Schedule A, Item 6 and Schedule B, Items 22, 26, 36, 42, 43, and 46. Rich Kazunas seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #3: Ken Brown 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 0 abstentions.

The applicant was sworn in and provided testimony regarding the application. The applicant's engineer described the property and testified that due to the lot configuration there was no opportunity to obtain additional property to increase the lot size to meet minimum requirements for the property located in Zone RR-A. The applicant testified that he agrees to remove the house trailer as a condition of application approval. The applicant also agreed to post a performance bond with the township in the amount of \$1,500.00 to ensure that should the current accessory not be converted to a principal structure and a certificate of occupancy obtained within two years of the date of application approval to permit the township, at their option, to demolish the new accessory structure.

Motion #4: George Parris made a motion to open the hearing for public comment. Frank Master seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Jay Hancock was sworn in by the Board Solicitor and provide testimony regarding concerns with the septic system. He submitted a statement and pictures to the Board which were accepted as Exhibits 1 - 5.

Judy Almond was sworn in and asked the Board to provide assurances that all construction would be performed in accordance with township building codes.

Motion #5: Jack Elk made a motion to close the public comment section of the hearing. Ken Brown seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #6: Steve Cornman made a motion to approve the application. Rich Kazunas seconded the motion. The motion carried by a vote of 7 ayes, 1 nays, and 0 abstentions.

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Other Business: The Board Chairman updated the Board on the township's funding approval for Planner work on the Land Use Ordinance to address small storage buildings as an approved use in all zones.

The Board also discussed to possibility of a review the building height restriction as it applies to flood protection and the use of shipping containers in the township. The Chairman indicated that these additional reviews by the Planner may require addition funding authorization from the township.

Motion #8: 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 7:25 p.m.

Respectfully submitted,


Wm. Steve Cornman

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Board Minutes

Meeting Date: October 19, 2016

The Elsinboro Planning Board meeting was held at 6:30 p.m. in the Emergency Management Building. Members present were Chairman Dave Faulhaber (late), Steve Cornman, Frank Master, Jack Elk, and Rich Kazunas. There were no members of the public present for the meeting. The meeting was opened by Sean Elwell, Chairman pro tempore who then read the sunshine law statement. The Chairman started the meeting with a salute to flag.

Motion #1: Frank Master made a motion to appoint Sean Elwell as Chairman pro tempore due to the absence of Chairman Dave Faulhaber. Rich Kazunas seconded the motion. The motion carried by a vote of 5 ayes, 0 nays, and 0 abstentions. Note: Chairman Dave Faulhaber arrived at the meeting at the conclusion of Board business.

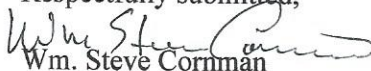
Motion #2: Jack Elk made a motion to dispense with the reading and to approve the amended minutes from the September 29, 2016 meeting. Rich Kazunas seconded the motion. The motion carried by a vote of 5 ayes, 0 nays, and 0 abstentions.

The board reviewed Resolution 2016-05, a resolution memorializing the board's approval of application 2016-03 for a Bulk Variance and Lot Line Adjustment for Block 37, Lot 1.

Motion #2: Jack Elk made a motion to adopt Resolution 2016-05. Rich Kazunas seconded the motion. The motion carried by a vote of 5 ayes, 0 nays, and 0 abstentions.

Motion #3: 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 6:38 p.m.

Respectfully submitted,


Wm. Steve Cornman