

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Meeting Date: January 18, 2017

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, Kurt Kaufmann, Rich Kazunas, Bill McGowan III, and Ken Brown. 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 appoint Dave Faulhaber as Chairman pro tempore. Bill McGowan III seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #2: Ken Brown made a motion to appoint Steve Cornman as Secretary pro tempore. Rich Kazunas seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Dave Faulhaber swore in four Board members to new terms. Those members were George Parris - One Year expiring 12-31-17, Sean Elwell - One Year expiring 12-31-17, Kurt Kaufmann - Four Year expiring 12-31-20, Ken Brown - Two Year expiring 12-31-18.

Note: Jack Elk and Michael Khairzada were 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 2017. Rich Kazunas seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #4: Bill McGowan III made a motion to appoint Steve Cornman as Board Secretary for the year 2017. Ken Brown seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #5: George Parris made a motion to elect Kurt Kaufmann as Vice-Chairman for the year 2017. Bill McGowan III 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 appoint the law firm of Holston, MacDonald, Uzdevinis, Ziegler, & Myers for Board Solicitor for the year 2017. Rich Kazunas seconded the motion. The motion carried by a vote of 8 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 2017. Kurt Kaufmann seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #8: 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 2017. Rich Kazunas seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #9: 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 affecting the Board at its regular meetings. George Parris seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

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Motion #10: Ken Brown made a motion direct the Board Secretary to file a copy of the Schedule of Meeting Dates for the year 2017 with the Township Clerk. Bill McGowan III seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #11: Bill McGowan III made a motion to direct the Secretary to mail a copy of a Schedule of Meeting Dates For the Year 2017 to the Board's designated newspaper within seven days following the date of the Resolution memorializing the Re-Organization of the Board for 2017. Rich Kazunas seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #12: Kurt Kaufmann made a motion direct the Board Secretary to post and maintain a copy of the Schedule of Meeting Dates for the year 2017 upon the Municipal Bulletin Board. Sean Elwell seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #13: Kurt Kaufmann made a motion to dispense with the reading and to approve the minutes from the October 29, 2016 meeting. Bill McGowan III seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #14: Ken Brown made a motion to adopt resolution 2017-01, Elsinboro Township Planning Board Re-Organization for the Year 2017. Bill McGowan III seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Other Business:

Lou Joyce will be reviewing and making recommendations for changes to the Land Use Ordinance for building height restrictions to allow for flood mitigation, storage building, and storage POD use.

Lou Joyce will also be supporting the Board with it's required Master Plan Review.

With no further business before the board, George Parris made a motion to adjourn. Rich Kazunas 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
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Board Minutes

Meeting Date: February 15, 2017

The Elsinboro Planning Board regular 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, Rich Kazunas, Ken Brown, and Michael Khairzada. Board Solicitor William Ziegler was also present. Other present were Bill Horner, B. Harold Smick III, and John Pankok. The meeting was opened by Dave Faulhaber who then read the sunshine law statement. The Chairman started the meeting with a salute to flag.

Dave Faulhaber swears in Michael Khairzada for his term the expires on 12/31/18.

Motion #1: Sean Elwell made a motion to dispense with the reading and to approve the minutes from the January 18, 2017 meeting. Rich Kazunas seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

The Board reviewed and acted upon Minor Subdivision application 2017-01, submitted by B. Harold Smick, III, prepared by John Pankok, and represented by Bill Horner, Esquire. The Board Solicitor, William Ziegler swore in Mr. Smick and Mr. Pankok. Mr. Panko presents the subdivision application and answers questions from the Board. Mr. Horner explains the applicant's submission waiver request.

Motion #2: Sean Elwell made a motion to approve the application submission waivers for Schedule A, Item 6. Frank Master seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Motion #3: Ken Brown made a motion to deem the application complete. Frank Master seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Motion #4: Michael Khairzada made a motion to open the hearing for public comment. Rich Kazunas seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Motion #5: Michael Khairzada made a motion to close the public comment portion of the hearing. Rich Kazunas seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Motion #6: Sean Elwell made a motion to approve application as submitted. Michael Khairzada seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

William Ziegler reviewed Resolution 2017-02, a resolution memorializing the approval of the Minor Subdivision request submitted in application 2017-01 with the Board.

Motion #7: Rich Kazunas made a motion to adopt Resolution 2017-02. Ken Brown seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Other Business:

Financial Disclosure forms are due in mid-march. The Township Clerk will be contacting Board member with specifics.

With no further business before the board, Ken Brown made a motion to adjourn. Mike Khairzada seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 6:51 p.m.

Respectfully submitted,


Wm. Steve Cornman

**ELSINBORO TOWNSHIP
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Board Minutes

Meeting Date: April 19, 2017

The Elsinboro Planning Board regular 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, III, and Michael Khairzada. Board Solicitor William Ziegler was also present. Others present were Yvonne Grant, Molly McGowan, Bill McGowan, Jr. and Christine Scott. The meeting was opened by Dave Faulhaber who then read the sunshine law statement. The Chairman started the meeting with a salute to flag.

Dave Faulhaber swears in Jack Elk for his term the expires on 12/31/17.

Motion #1: Sean Elwell made a motion to dispense with the reading and to approve the minutes from the February 15, 2017 meeting. Jack Elk seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The Board reviewed and acted upon Use Variance application 2017-02, submitted by Jim and Yvonne Grant. The Board Solicitor, William Ziegler explained the quorum requirements for a Use Variance; Jack Elk and Sean Elwell, and Joe Robbins must refrain from participating due to conflicts. That resulted in the remaining seven members establishing a "full board" quorum for the variance. The solicitor swore in the applicant. Ms. Grant presented the application and answers questions from the Board.

Motion #2: Kurt Kaufmann made a motion to approve the application submission waivers for Schedule A, Item 6, and Schedule C, Items 14, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 32, 33, 36, 37, 38, 39, 40, 42, 43, 44, and 45. Frank Master seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

The solicitor swore in the applicant. Ms. Grant presented the application and answers questions from the Board.

Motion #3: Kurt Kaufmann made a motion to deem the application complete. Michael Khairzada seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Motion #4: Michael Khairzada made a motion to open the hearing for public comment. Rich Kazunas seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Motion #5: Bill McGowan, III made a motion to close the public comment portion of the hearing. Michael Khairzada seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Motion #6: Kurt Kaufmann made a motion to approve application as submitted but with the stipulation that the applicant provide an affidavit of service documenting the public notice of the hearing in the South Jersey Times. Rich Kazunas seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Other Business:

Financial Disclosure forms are due in April. The Township Clerk will be contacting Board member with specifics.

With no further business before the board, Mike Khairzada made a motion to adjourn. Rich Kazunas 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
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Board Minutes

Meeting Date: May 17, 2017

The Elsinboro Planning Board regular meeting was held at 6:30 p.m. in the Emergency Management Building. Members present were Chairman Dave Faulhaber, Steve Cornman, Frank Master, Jack Elk, Rich Kazunas, and Michael Khairzada. No members of the public were 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: Rich Kazunas made a motion to dispense with the reading and to approve the minutes from the April 19, 2017 meeting. Frank Master seconded the motion. The motion carried by a vote of 6 ayes, 0 nays, and 0 abstentions.

The Board reviewed and acted upon resolution 2017-03 regarding Use Variance application 2017-02, submitted by Jim and Yvonne Grant.

Motion #2: Michael Khairzada made a motion to adopt the resolution. Rich Kazunas seconded the motion. The motion carried by a vote of 6 ayes, 0 nays, and 0 abstentions.

Other Business: None.

With no further business before the board, Mike Khairzada made a motion to adjourn. Rich Kazunas 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

**ELSINBORO TOWNSHIP
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Board Minutes

Meeting Date: September 20, 2017

The Elsinboro Planning Board regular 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, Rich Kazunas, Bill McGowan, Ken Brown, and Joe Robbins. Also present were Ken Miller, Cecil Burns, and Joe Ayars. Sam Myles was standing in for Bill Ziegler as Board Solicitor. 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 moves to dispense with the reading and to approve the minutes from the May 17, 2017 meeting. Joe Robbins seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The Board reviewed and acted upon application 2017-04 submitted by Joe Ayars requesting a Minor Subdivision for Block 41, Lot 7.

Motion #2: Bill McGowan moves to approve the application submission waivers. Sean Elwell seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

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

The solicitor swore in Joe Ayars who then describes the application and answers questions from the Board.

Motion #4: Kurt Kaufmann moves to open the meeting for public comment. Rich Kazunas seconds the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

No one from the public had comments concerning the application.

Motion #5: Kurt Kaufmann moves to close public comment portion of the meeting. Rich Kazunas seconds the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

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Motion #6: Sean Elwell moves to approve application as submitted. Kurt Kaufmann seconds the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #7: Ken Brown moves to approve resolution 2017-04 memorializing the approval of application 2017-04. Bill McGowan seconds the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The Board reviewed and acted upon application 2017-03 submitted by Cecil Burns requesting Bulk and Use Variance for Block 16, Lot 2. Board members Sean Elwell and Jack Elk recuse themselves from the hearing and the solicitors explains the transition from a Planning Board to a Zoning Board.

Motion #8: Ken Brown moves to approve the application submission waivers requested by the applicant. Bill McGowan seconds the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #9: Ken Brown moves to deem the application complete. Joe Robbins seconds the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

The solicitor swears in applicant Cecil Burns and Mr. Burns and his attorney present the application to the Board. Following questions from Board members and an explanation of the positive and negative criteria required to approve the variances,

Motion #10: Kurt Kaufmann moves to open the hear for public comment. Bill McGowan seconds the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

No one from the public commented on the application.

Motion #11: Rich Kazunas moves to close the public portion of the hearing. Bill McGowan seconds the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #12: Kurt Kaufmann moves to approve the application as submitted. Rich Kazunas seconds the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

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Other Business: The Chairman updates the Board on the meeting of the Board Sub-Committee charged with reviewing possible changes to the ordinance to allow storage buildings of limited size to be placed on non-conforming properties.

Sean Elwell identifies that it is time for the Boards periodic review of the Master Plan. It was noted that funding for the review in 2017 has not been determined.

Motion 13: With no further business before the board, George Parris moves to adjourn. Bill McGowan seconds 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: October 18, 2017

The Elsinboro Planning Board regular 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, Bill McGowan, Ken Brown, and Joe Robbins. Also present was Cecil Burns. 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 moves to dispense with the reading and to approve the minutes from the September 20, 2017 meeting. Ken Brown seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

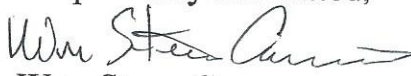
The Board reviewed and acted upon Resolution 17-05 a resolution memorializing the Board approval of application 2017-03.

Motion #2: Ken Brown moves to adopt Resolution 17-05. Joe Robbins seconded the motion. The motion carried by a vote of 6 ayes, 0 nays, and 1 abstention.

Other Business: The Chairman updates the Board on the meeting of the Board Sub-Committee charged with reviewing possible changes to the ordinance to allow storage buildings of limited size to be placed on non-conforming properties.

Motion 3: With no further business before the board, Ken Brown moves to adjourn. George Parris seconds the motion. The motion carried by a unanimous vote and the meeting was adjourned at 6:37 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: December 20, 2017

The Elsinboro Planning Board regular 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, Bill McGowan, Ken Brown, Joe Robbins, and Mike Khairzada. Also present was Board Planner, Lou Joyce and 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 flag.

Motion #1: Ken Brown moves to dispense with the reading and to approve the minutes from the October 18, 2017 meeting. Joe Robbins seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The Board reviewed and acted upon proposed changes to the township land use ordinance to allow storage sheds on non-conforming lots. The Board Planner rolls out the proposed changes outlined in Elsinboro Township Planning Board: Report on Zoning Setback for Residential Storage Structures, December 2017.

Motion #2: Kurt Kaufmann moves to revise the proposal to allow for storage sheds on all non-conforming lots in all zones and to forward the revised proposal to the Township Committee for further action. Bill McGowan seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion 3: With no further business before the board, Kurt Kaufmann moves to adjourn. George Parris seconds the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:36 p.m.

Respectfully submitted,


Wm. Steve Cornman