

**ELSINBORO TOWNSHIP  
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

**Board Minutes**

Meeting Date: October 17, 2018

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, Kurt Kaufmann, Joe McAllister, Rich Kazunas, Ken Brown and Jack Elk. Also present were Board attorney Mike Amino, applicants John and Alura Maxwell, Ken Hual, Lisa Garvine, and Niki Donalson. 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 introduced Mike Amino who was filling in for the Board Solicitor, Marla Gaglione.

Motion #1: Kurt Kaufmann made a motion to dispense with the reading and to approve the minutes from the April 14, 2018 meeting. Sean Elwell seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #2: Sean Elwell made a motion to approve the submission waivers requested by applicants John and Alura Maxwell associated with bulk variance application 2018-04 for Block 19 Lot 4.09. Waivers requested were for Schedule A, Item 6, and Schedule C, Items 19, 21 through 2, 41, 43, and 44. Rich Kazunas seconded the motion. The motion carried by a vote of 8 ayes, zero nays, and zero abstentions.

Motion #3: Sean Elwell made a motion to deem the application complete. Rich Kazunas seconded the motion. The motion carried by a vote of 8 ayes, zero nays, and zero abstentions.

Motion #4: Following the applicants testimony and questions from the Board, Ken Brown made a motion to open the hearing for public comment. The motion carried by a vote of 8 ayes, zero nays, and zero abstentions.

Motion #5: No public comment was offered and Kurt Kaufmann made a motion to close the public comment portion of the hearing. Jack Elk seconded the motion. The motion carried by a vote of 8 ayes, zero nays, and zero abstentions.

Motion #6: Rich Kazunas made a motion to approve the application based on amendments to the application and the applicant's testimony. Sean Elwell seconded the motion. The motion carried by a roll call vote of 8 ayes, zero nays, and zero abstentions.

The Chairman recognized George Parris, who served 22 year on the Board before his passing. The Chairman updated the Board on the status of the storage shed ordinance and the Master Plan revision.

Motion #7: With no further business before the board, Jack Elk made a motion to adjourn. Joe McAllister seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:01 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 21, 2018**

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, Kurt Kaufmann, Bill McGowan, Ken Brown, Mike Khairzada, and Jack Elk. 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 October 17, 2018 meeting. Bill McGowan seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion #2: Kurt Kaufmann made a motion adopt resolution 2018-05, a resolution to memorialize the Board's actions regarding the Maxwell Bulk Variance application for Block 19, Lot 4.09. Ken Brown seconded the motion. The motion carried by a roll call vote of 6 ayes, 0 nays, and 2 abstentions.

Other Business: Sean Elwell reviewed the proposed township ordinance regarding storage sheds. Discussion included: 1) Whether the ordinance applies to all lots in all zones or just non-conforming lots in all zones, 2) Limits on the number of storage sheds allowed before variances are required, 3) Limits on the size of a storage shed and, 4) Procedures for obtain approval of storage sheds.

The board concluded: 1) Limiting the ordinance to all non-conforming lots, 2) Limiting the size of a shed to 150 square feet, 3) Limiting the number of storage sheds to one before a variance would be required and, 4) Clearly separating what is allowed from the section describing the procedures to obtain approval.

Motion #3: 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 7:20 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: January 17, 2018

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, Joe McAllister, 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. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #2: Rich Kazunas made a motion to appoint Steve Cornman as Secretary pro tempore. Bill McGowan seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Dave Faulhaber swore in three Board members to new terms. Those members were Steve Cornman, Sean Elwell, and Joe McAllister.

Note: Jack Elk, Joe Robbins, and George Parris were not present to be sworn in at this time.

Motion #3: Frank Master made a motion to elect Dave Faulhaber as Chairman for the year 2018. Kurt Kaufmann seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #4: Bill McGowan III made a motion to appoint Steve Cornman as Board Secretary for the year 2018. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #5: Kurt Kaufmann made a motion to elect Rick Kazunas as Vice-Chairman for the year 2018. Sean Elwell 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 Marla D. Gaglione for Board Solicitor for the year 2018. Rich Kazunas 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 2018. Frank Master seconded the motion. The motion carried by a vote 9 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 2018. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #9: Sean Elwell 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. Joe McAllister seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #10: Kurt Kaufmann made a motion direct the Board Secretary to file a copy of the Schedule of Meeting Dates for the year 2018 with the Township Clerk. 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: Bill McGowan III made a motion to direct the Secretary to mail a copy of a Schedule of Meeting Dates For the Year 2018 to the Board's designated newspaper within seven days following the date of the Resolution memorializing the Re-Organization of the Board for 2018. Joe McAllister seconded the motion. The motion carried by a vote of 9 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 2018 upon the Municipal Bulletin Board. Ken Brown seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #13: Ken Brown made a motion to dispense with the reading and to approve the minutes from the December 20, 2017 meeting. Rich Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #14: Ken Brown made a motion to adopt resolution 2018-01, Elsinboro Township Planning Board Re-Organization for the Year 2018. Joe McAllister seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

**Other Business:**

Recommendations for changes to the Land Use Ordinance for storage building use for all non-conforming lots was forwarded to the Township Committee for their action.

The Township Committee is targeting April for the submission to the Board their changes regarding storage buildings.

A Sub-Committee of the Board consisting of Dave Faulhaber, Sean Elwell, and Rich Kazunas was established to conduct a review of the Township's Master Plan as required by state regulations.

Dave Faulhaber thanked the Board for their continued involvement and welcomed Joe McAllister.

Bill McGowan complemented the Board for their active involvement in the implementation of the Solar Ordinance.

Sean Elwell thanked the Board for their efforts to help change the publics impression of the Board's function.

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 7:07 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 21, 2018

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, Joe McAllister, Rich Kazunas, Bill McGowan III, Ken Brown, Joe Robbins, and Board Solicitor, Marla Gaglione. Others present for the meeting included Frank Hoerst, Attorney for Joe Robbins and Chloe Williams, and Chloe Williams. 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 swore in two Board members to new terms. Those members were George Parris and Joe Robbins. Note: Jack Elk was not present to be sworn in at this time.

The Chairman introduces Marla Gaglione to the Board. Marla is the Board Solicitor for 2018.

Motion #1: Ken Brown made a motion to dispense with the reading and to approve the minutes from the January 17, 2018 meeting. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Note: Mayor Sean Elwell and Township Committeeman Joe McAllister step down and the Board is reorganized as a seven member Board of Adjustment for Use Variance application 2018-01. Voting members for the application are Dave Faulhaber, Steve Cornman, George Parris, Frank Master, Kurt Kaufmann, Rich Kazunas, and Bill McGowan.

Motion #2: Bill McGowan made a motion to approve requested application submission waivers for Schedule A, Item 6, and Schedule C, Items 33, 41, 43, and 44. George Parris seconded the motion. The motion carried by a vote of 7 ayes, zero nays, and zero abstentions.

Motion #3: Kurt Kaufmann made a motion to deem the application complete. Rich Kazunas seconds the motion. The motion carried by a vote of 7 ayes, zero nays, and zero abstentions.

Applicant Joe Robbins is sworn in by the Board Solicitor. The Applicant's Attorney, Frank Hoerst, presents application 2018-01 to the Board. The applicant's attorney requests the plat be marked as Exhibit 1. A summary of the application is provided including the positive and negative criteria required for application approval.

Motion #4: Bill McGowan made a motion to open the meeting for public comment on the application. Rich Kazunas seconds the motion. The motion carried by a vote of 7 ayes, zero nays, and zero abstentions. No one from the public commented on the application.

Motion #5: Kurt Kaufmann made a motion to close the public comment portion of the meeting. Frank Master seconds the motion. The motion carried by a vote of 7 ayes, zero nays, and zero abstentions.

Motion #6: Bill McGowan made a motion to approve the Use Variance application. Rich Kazunas seconds the motion. The motion carried by a vote of 7 ayes, zero nays, and zero abstentions.

Motion #7: Bill McGowan made a motion to approve the Bulk Variance application. Rich Kazunas seconds the motion. The motion carried by a vote of 7 ayes, zero nays, and zero abstentions.

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Note: The Board is reorganized as a Planning Board for Bulk Variance Application 2018-02. Mayor Sean Elwell and Township Committeeman Joe McAllister return to Board. Applicant Mayor Sean Elwell steps down and is replaced by Board 1st Alternate, Ken Brown. Voting members for the application are Dave Faulhaber, Steve Cornman, George Parris, Frank Master, Kurt Kaufmann, Joe McAllister, Rich Kazunas, Bill McGowan, and Ken Brown.

Motion #8: Joe McAllister made a motion to approve requested application submission waivers for Schedule A, Item 6, and Schedule C, Items 19, 33, 41, 43, and 44. Ken Brown seconded the motion. The motion carried by a vote of 9 ayes, zero nays, and zero abstentions.

Motion #9: George Parris made a motion to deem the application complete. Rich Kazunas seconds the motion. The motion carried by a vote of 9 ayes, zero nays, and zero abstentions.

Applicant Sean Elwell is sworn in by the Board Solicitor. The applicant presents application 2018-02 to the Board. A summary of the application is provided including the positive (storage and protection of personal property) and negative (adjacent property is unavailable to enlarge the property) criteria required for application approval.

Motion #10: Ken Brown made a motion to open the meeting for public comment on the application. Frank Master seconds the motion. The motion carried by a vote of 9 ayes, zero nays, and zero abstentions. No one from the public commented on the application.

Motion #11: Joe McAllister made a motion to close the public comment portion of the meeting. Bill McGowan seconds the motion. The motion carried by a vote of 9 ayes, zero nays, and zero abstentions.

Motion #12: Ken Brown made a motion to approve the Bulk Variance application. Joe McAllister seconds the motion. The motion carried by a vote of 9 ayes, zero nays, and zero abstentions.

**Other Business:**

Recommendations for changes to the Land Use Ordinance for storage building use for all non-conforming lots was received by the Township Committee for their action. Committee recommendations will be reviewed at a future Board meeting.

A Sub-Committee of the Board consisting of Dave Faulhaber, Sean Elwell, and Rich Kazunas was established to conduct a review of the Township's Master Plan as required by state regulations.

With no further business before the board, Joe McAllister made a motion to adjourn. Frank Master seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:11 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 4, 2018

The Elsinboro Planning Board special meeting was held at 6:30 p.m. in the Emergency Management Building. The Board's March 21, 2018 meeting was cancelled due to inclement weather. Members present were Chairman Dave Faulhaber, Steve Cornman, Sean Elwell, George Parris, Frank Master, Kurt Kaufmann, Joe McAllister, Bill McGowan III, Ken Brown, Joe Robbins, and Board Solicitor, Marla Gaglione. Others present for the meeting included Frank Hoerst, attorney for Joe Robbins and Chloe Williams. 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 February 21, 2018 meeting. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #2: Bill McGowan made a motion to adopt resolution 2018-02, a resolution memorializing the Board's approval of application 2018-01, submitted by Joe Robbins and Chloe Williams, granting Use and Bulk Variances for construction of a multi-unit storage building on Block 28, Lot 14. Frank Master seconded the motion. The motion carried by a vote of 6 ayes, zero nays, and zero abstentions. Only those Board members who voted to approve the application, voted to adopt the resolution.

Motion #3: Joe McAllister made a motion to adopt resolution 2018-03, a resolution memorializing the Board's approval of application 2018-02, submitted by Sean Elwell, granting Bulk Variances for expansion of an existing garage and future expansion of the existing residence on Block 17, Lot 8. Bill McGowan seconded the motion. The motion carried by a vote of 8 ayes, zero nays, and zero abstentions. Only those Board members who voted to approve the application, voted to adopt the resolution.

The hearing to review application 2018-03, an application for Minor Site Plan Approval, submitted by Joe Robbins and Chloe Williams, for construction of a multi-unit storage building on Block 28, Lot 14, was opened.

Motion #4: Sean Elwell moved to approve application submission waivers for Schedule A, item 6, and 9, and Schedule B, items 5 and 7. Joe McAllister seconded the motion. The motion carried by a vote of 9 ayes, zero nays, and zero abstentions.

Motion #5: Sean Elwell made a motion to deem the application complete. Frank Master seconds the motion. The motion carried by a vote of 9 ayes, zero nays, and zero abstentions.

Applicant Joe Robbins is sworn in by the Board Solicitor. The Applicant's Attorney, Frank Hoerst, presents application 2018-03 to the Board. A summary of the application is provided to the Board. The Board then asked questions and stipulated conditions for application approve, to which the applicant agreed.


Motion #6: Bill McGowan made a motion to open the meeting for public comment on the application. George Parris seconds the motion. The motion carried by a vote of 9 ayes, zero nays, and zero abstentions. No one from the public commented on the application.

Motion #7: Kurt Kaufmann made a motion to close the public comment portion of the meeting. Sean Elwell seconds the motion. The motion carried by a vote of 9 ayes, zero nays, and zero abstentions.

Motion #8: Bill McGowan made a motion to approve the Minor Site Plan application. George Parris seconds the motion. The motion carried by a vote of 9 ayes, zero nays, and zero abstentions.

Motion #9: With no further business before the board, Kurt Kaufmann made a motion to adjourn. Joe McAllister seconds the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:01 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 18, 2018

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, Joe McAllister, Bill McGowan III, Ken Brown, Joe Robbins, Michael Khairzada and Jack Elk. No members of the public were present. The meeting was opened by Dave Faulhaber who then read the sunshine law statement. The Chairman started the meeting with a salute to flag. Jack Elk was sworn in as an alternate to the board by the Board Chairman.

Motion #1: Ken Brown made a motion to dispense with the reading and to approve the minutes from the April 4, 2018 meeting. Kurt Kaufmann 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 adopt resolution 2018-04, a resolution memorializing the Board's approval of application 2018-03, submitted by Joe Robbins and Chloe Williams, granting Minor Site Plan Approval for construction of a multi-unit storage building on Block 28, Lot 14. Bill McGowan seconded the motion. The motion carried by a vote of 8 ayes, zero nays, and zero abstentions. Only those Board members who voted to approve the application, voted to adopt the resolution.

Motion #3: With no further business before the board, Ken Brown made a motion to adjourn. George Parris seconds the motion. The motion carried by a unanimous vote and the meeting was adjourned at 6:35 p.m.

Respectfully submitted,

  
Wm. Steve Cornman