

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Meeting Date: January 15, 2020

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, Michael Khairzada, Kurt Kaufmann, Joe McAllister, Rich Kazunas, Bill McGowan III, Ken Brown, and Joe Robbins. There were no members of the public present for the meeting. Dave Faulhaber who then read the sunshine law statement opened the meeting. The Chairman started the meeting with a salute to flag.

Motion #1: Steve Cornman made a motion to appoint Dave Faulhaber as Chairman pro tempore. Rich Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

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

Steve Cornman swore in six Board members to new terms. Those members were Sean Elwell, Joe McAllister, Mike Khairzada, Dave Faulhaber, Rich Kazunas, and Joe Robbins.

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

Motion #3: Steve Cornman made a motion to elect Dave Faulhaber as Chairman for the year 2020. Mike Khairzada seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #4: Joe McAllister made a motion to appoint Steve Cornman as Board Secretary for the year 2020. Mike Khairzada seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #5: Steve Cornman made a motion to elect Rick Kazunas as Vice-Chairman for the year 2020. Sean Elwell seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #6: Bill McGowan made a motion to appoint Marla D. Gaglione for Board Solicitor for the year 2020. Joe McAllister 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 2020. Ken Brown seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #8: Bill McGowan 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 2020. Mike Khairzada 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 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. Bill McGowan seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #10: Ken Brown made a motion direct the Board Secretary to file a copy of the Schedule of Meeting Dates for the year 2020 with the Township Clerk. Rich Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #11: Kurt Kaufmann made a motion to direct the Secretary to mail a copy of a Schedule of Meeting Dates For the Year 2020 to the Board's designated newspaper within seven days following the date of the Resolution memorializing the Re-Organization of the Board for 2020. Sean Elwell seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

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Motion #12: Ken Brown made a motion directing the Board Secretary to post and maintain a copy of the Schedule of Meeting Dates for the year 2020 upon the Municipal Bulletin Board. Mike Khairzada 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 18, 2019 meeting. Rich Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #14: Bill McGowan made a motion to adopt resolution 2020-01, Elsinboro Township Planning Board Re-Organization for the Year 2020. Mike Khairzada seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Other Business:

The Board Chairman thanked the Board members for their time and services.

The Secretary updated the Board on the status of the Master Plan update.

The Township Mayor updated the Board with information regarding township property assessments, the police contract, and changes to the recycling program. The Township has been directed by the County Board of Taxation to conduct a reevaluation of property tax assessments. The Township is planning to conduct a reassessment in 2020. The contract for police services has been renewed. Costs associated with recycling have shifted to the Township. What was once a free service, is now a Township expenditure.

With no further business before the board, Joe McAllister made a motion to adjourn. Ken Brown 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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Steve Cornman - Secretary 935-7593

Board Minutes

Meeting Date: July 15, 2020

The Elsinboro Planning Board meeting was held at 6:30 p.m. This meeting was conducted via teleconference due to the Governor's Executive Order regarding the COVID-19 pandemic. Members present on the call were Chairman Dave Faulhaber, Steve Cornman, Sean Elwell, Frank Master, Kurt Kaufmann, Joe McAllister, Rich Kazunas, Bill McGowan III, and Joe Robbins. Also, on the call were Board Solicitor, Marla Gaglione, applicant Joe Winchell, and the applicant's attorney, Adam Telsey. There were no members of the public on the call for the meeting. Dave Faulhaber called the meeting to order and read the sunshine law statement.

The Chairman reviewed the guidelines for conduct of the meeting - Board members and professionals must state name prior to speaking and voting, all votes for this meeting will be roll call votes, public speakers must state their name and address prior to speaking, and when not speaking, participants should mute their phones.

Motion #1: Kurt Kaufmann made a motion to dispense with reading and approval of minutes of 1/15/20 meeting. Sean Elwell seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The Chairman then stated the purpose of the meeting – to review and act upon application 2020-01, submitted by Mr. Joe Winchell. The applicant is requesting approval of Bulk Variances to allow for the construction of a garage on Block 19, Lot 6.13. All materials submitted for this application were available for public inspection on the Township's web page.

Motion #2: Kurt Kaufmann to approve the following application submission waivers, Schedule A Item 6. Schedule C – Items 33, 41, 42, 43, and 44. Joe McAllister seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #3: Sean Elwell to deem application complete as submitted. Joe McAllister seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The applicant was sworn in by the Board Solicitor and Adam Telsey presented the application to the Board, stating the purpose, variances requested, hardship necessitating variances, and why the granting of these variances is good for the community. Following the presentation of the application, the meeting was opened for Board member comments and questions.

Kurt Kaufmann asked about impervious surfaces. The applicant testified that concrete would be used. Dave Faulhaber and Sean Elwell asked if the building down spouts would be tied into the Locust Avenue drains? The applicant testified that the water would be directed to the drains but not physically tied in. Sean Elwell asked if the building would block the view of the river. The applicant testified that it would not block the view.

Motion #4: Kurt Kaufmann moved to open the meeting for public comment. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

No public questions or comments were offered.

Motion #5: Bill McGowan made a motion close the public portion of the meeting. Joe McAllister 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 approve application 2020-01. Joe McAllister 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 open the meeting for comments or questions from the general public that are unrelated to the application. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

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No public questions or comments were offered.

Motion #8: Frank Master made a motion to close the public portion of the meeting. Sean Elwell seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The Board Chairman updated the Board on the progress to the Master Plan revision. Progress has been slowed due to the COVID-19 pandemic. The Chairman then thanked to Secretary and Mayor for setting up the meeting.

Motion #9: Joe McAllister made a motion to adjourn the meeting. Joe Robbins seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions. The meeting ended at 7:09 pm.

Respectfully submitted,

Wm. Steve Cornman

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Meeting Date: August 19, 2020

The Elsinboro Planning Board meeting was held at 6:30 p.m. This meeting was conducted via teleconference due to the Governor's Executive Order regarding the COVID-19 pandemic. A call of the roll was conducted and members present on the call were Chairman Dave Faulhaber, Steve Cornman, Sean Elwell, Michael Khairzada, Frank Master, Kurt Kaufmann, Joe McAllister, Rich Kazunas, Bill McGowan III, Ken Brown, Joe Robbins, and Jack Elk. There were no members of the public on the call for the meeting.

Dave Faulhaber called the meeting to order and read the sunshine law statement.

The Chairman reviewed the guidelines for conduct of the meeting - Board members and professionals must state name prior to speaking and voting, all votes for this meeting will be roll call votes, public speakers must state their name and address prior to speaking, and when not speaking, participants should mute their phones.

Motion #1: Kurt Kaufmann made a motion to dispense with reading and approval of minutes of 7/15/20 meeting. Joe McAllister seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The Chairman then stated the purpose of the meeting – to review and act upon Resolution 2020-02 regarding Application 2020-01, submitted by Mr. Joe Winchell and approval of Bulk Variances to allow for the construction of a garage on Block 19, Lot 6.13.

Motion #2: Joe McAllister moved to adopt Resolution 2020-02. Joe Robbins seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #3: Bill McGowan moved to open the meeting for public comment. Rich Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

No public questions or comments were offered.

Motion #4: Kurt Kaufmann made a motion close the public portion of the meeting. Joe McAllister seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

With no other business on the Board's agenda,

Motion #9: Michael Khairzada made a motion to adjourn the meeting. Joe McAllister seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions. The meeting ended at 6:41 pm.

Respectfully submitted,

Wm. Steve Cornman