

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Meeting Date: January 19, 2022

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, Frank Master, Kurt Kaufmann, Joe McAllister, and Rich Kazunas, there were no members of the public on the call for the meeting.

The Sunshine Law Statement was read by Dave Faulhaber.

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 7 ayes, 0 nays, and 0 abstentions.

Motion #2: Kurt Kaufmann made a motion to appoint Steve Cornman as Secretary pro tempore. Joe McAllister seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

The Chairman Dave Faulhaber communicated that Sean Elwell, Joe McAllister, Steve Cornman, Joe Robbins, and Jack Elk were sworn in to their new terms prior to the re-organization meeting. Michael Khairzada will be sworn in at a later date due to work conflicts.

Motion #3: Sean Elwell made a motion to elect Dave Faulhaber as Chairman for the year 2022. Frank Master seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Motion #4: Joe McAllister made a motion to appoint Steve Cornman as Board Secretary for the year 2022. Kurt Kaufmann seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Motion #5: Dave Faulhaber made a motion to elect Rick Kazunas as Vice-Chairman for the year 2022. Frank Master 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 appoint Marla D. Gaglione for Board Solicitor for the year 2022. Joe McAllister seconded the motion. The motion carried by a vote of 7 ayes, 0 nay, and 0 abstentions.

Motion #7: Kurt Kaufmann made a motion to appoint the firm of Fralinger Engineering as Board Engineer for the year 2022. Joe McAllister seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Motion #8: Sean Elwell 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 2022. Joe McAllister seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

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. Frank Master seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Motion #10: Joe McAllister made a motion direct the Board Secretary to file a copy of the Schedule of Meeting Dates for the year 2022 with the Township Clerk. Sean Elwell seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Motion #11: Frank Master made a motion to direct the Secretary to mail a copy of a Schedule of Meeting Dates for the Year 2022 to the Board's designated newspaper within seven days following the date of the Resolution memorializing the Re-Organization of the Board for 2022. Kurt Kaufmann seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Motion #12: Joe McAllister made a motion directing the Board Secretary to post and maintain a copy of the Schedule of Meeting Dates for the year 2022 upon the Municipal Bulletin Board. Sean Elwell seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Motion #13: Kurt Kaufmann made a motion to dispense with reading and to approve the minutes from the January 20, 2021 meeting. Rick Kazunas seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

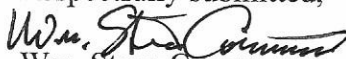
Motion #14: Joe McAllister made a motion to adopt resolution 2022-01, Elsinboro Township Planning Board Re-Organization for the Year 2022. Frank Master seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Other Business:

The Secretary committed to forward a copy of Res. 2022 to all of the Board Members. Dave Faulhaber Thanked all of the Board Member for their time and help. Steve Cornman thanked the Board members for their support of these meetings vis teleconference due to the Corona virus. Sean Elwell thanked the Board members for their continued support and stability that they have provided over the last several years.

With no further business before the board, Kurt Kaufmann made a motion to adjourn. Joe McAllister seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 6:58 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: November 30, 2022

The Elsinboro Planning Board meeting was held at 6:30 p.m. The hearing was conducted in the Elsinboro Township Municipal Building, 619 Salem – Ft. Elfsborg Road. Notice of this special meeting was made by posting the meeting date and time on the door of the Municipal Building as required. Members present were Chairman Dave Faulhaber, Steve Cornman, Kurt Kaufmann, Rich Kazunas, Ken Brown, and Joe Robbins. Also present were the Board's Solicitor, Applicants Mr., and Mrs. Gunar Bergholz and their Attorney Lia Vassallo, Kennedy and Vassallo Law. No members of the general public were present for the hearing.

The Sunshine Law Statement was read by Dave Faulhaber.

Motion #1: Kurt Kauffman made a motion to approve the minutes from the January 19, 2022 Reorganization Meeting. Rich Kazunas seconded the motion. The motion carried by a voice vote of 6 Ayes, 0 Nays, and 0 Abstentions.

New Business: The Board conducted a hearing on Application 2022-02, submitted by Gunar Bergholz, President of AGB Properties LLC. The applicant was represented by Lia Vassallo, attorney with the firm Kennedy and Vassallo, 33 Dutch Mill Rd, P.O. Box 77, Malaga, NJ 08328.

Motion #2: Kurt Kaufmann made a motion to approve the submission waivers requested by the applicant. Rich Kazunas seconded the motion. The motion carried by a voice vote of 6 Ayes, 0 Nays, and 0 Abstentions.

Motion #3: Rich Kazunas made a motion to deem the application complete as submitted. Joe Robbins seconded the motion. The motion carried by a voice vote of 6 Ayes, 0 Nays, and 0 Abstentions.

The Board Solicitor swore in the applicant and the applicant's attorney presented the application to the Board. The applicant is requesting a Minor Subdivision (Lot Line Adjustment) with Bulk variances for frontage and setback requirements.

Following the presentation of the application by the Applicant's attorney and testimony by the Applicant, the hearing was opened for questions by Members of the Board. The applicant's attorney was asked to identify how the positive and negative criteria were met by the applicant. The attorney stated that the positive was the separation of the existing residential property from the existing commercial property.

Motion #4: Kurt Kaufmann made a motion to open the hearing to the public. Joe Robbins seconded the motion. The motion carried by a voice vote of 6 Ayes, 0 Nays, and 0 Abstentions. There were no members of the general public present during the hearing.

Motion #5: Kurt Kaufmann made a motion to close the public portion of the hearing. Rich Kazunas seconded the motion. The motion carried by a voice vote of 6 Ayes, 0 Nays, and 0 Abstentions.

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Motion #6: Ken Brown made a motion to approve Application 2022-02. Rich Kazunas seconded the motion. The motion carried by a roll call vote of 6 Ayes, 0 Nays, and 0 Abstentions.

Applicant was informed that a resolution would be drafted by the Board Solicitor and would be scheduled for Board approval on December 21, 2022 at the Boards next regular meeting. The applicant was also informed that deeds for the Lot Line Adjustment must be reviewed by the Board's Solicitor and the Board's Engineer, Fralinger Engineering prior to signatures by the Board's Chairman and Secretary.

Other Business:

No other business was discussed.

With no further business before the board, Ken Brown made a motion to adjourn. Joe Robbins seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 6:47 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 21, 2022

The Elsinboro Planning Board meeting was held at 6:30 p.m. The hearing was conducted in the Elsinboro Township Municipal Building, 619 Salem – Ft. Elfsborg Road. Members present were Chairman Dave Faulhaber, Steve Cornman, Rich Kazunas, Ken Brown, and Sean Elwell. No members of the general public were present for the hearing.

The Sunshine Law Statement was read by Dave Faulhaber.

Motion #1: Rich Kazunas made a motion to approve the minutes from the November 30, 2022 special meeting. Ken Brown seconded the motion. The motion carried by a voice vote of 5 Ayes, 0 Nays, and 0 Abstentions.

Motion #2: Ken Brown made a motion to approve Resolution 2022-02. Rich Kazunas seconded the motion. The motion carried by a roll call vote of 4 Ayes, 0 Nays, and 1 Abstentions.

Other Business:

No other business was discussed.

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