

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 856-935-4472 Steve Cornman - Secretary 856-935-7593

Meeting Date: January 18, 2023

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, Sean Elwell, Frank Master, Kurt Kaufmann, Ken Brown, Bill McGowan, and Joe Robbins. Bill McGowan was unable to participate due to financial disclosure issues with the State of NJ.

No members of the general public were present for the hearing.

The Sunshine Law Statement was read by Dave Faulhaber.

Motion #1: Steve Cornman nominated Dave Faulhaber for Chairman Pro Tempore. The vote carried by a vote of 7 Ayes and 0 Nays.

Motion #2: Dave Faulhaber nominated Steve Cornman for Acting Secretary. The vote carried by a vote of 7 Ayes and 0 Nays.

Dave Faulhaber swore in the following members: Sean Elwell, Frank Master, and Ken Brown. Michael Khairzada and Joe McAllister were not in attendance and will be sworn in at a later Board meeting. Bill McGowan was working with the State of New Jersey to address compliance issues with his financial disclosure requirements. He will be sworn in after this issue is resolved.

The Board proceeded to re-organize for the year 2023. Roll call was conducted at the beginning of the meeting.

Dave Faulhaber was nominated for the position of Board Chairman for the year 2023. With no other nominations, a roll call vote was conducted and Mr. Faulhaber was elected Chairman of the Board for the year 2023 by a vote of 7 Ayes and 0 Nays.

Steve Cornman was nominated for the position of Board Secretary for the year 2023. With no other nominations, a roll call vote was conducted and Mr. Cornman was elected Secretary of the Board for the year 2023 by a vote of 7 Ayes and 0 Nays.

**EL SINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 856-935-4472 Steve Cornman - Secretary 856-935-7593

Richard Kazunas was nominated for the position of Board Vice-Chairman for the year 2023. With no other nominations, a roll call vote was conducted and Mr. Kazunas was elected Vice-Chairman of the Board for the year 2023 by a vote of 7 Ayes and 0 Nays.

Marla DeMarcantonio, attorney with the firm Holston, MacDonald, Uzdavinis, & Miles, was nominated for the position of Board Solicitor for the year 2023. With no other nominations, a roll call vote was conducted and Ms. DeMarcantonio was appointed Solicitor of the Board for the year 2023 by a vote of 7 Ayes and 0 Nays.

Corey Gaskill, an Engineer with the firm Fralinger Engineering, was nominated for the position of Board Engineer for the year 2023. With no other nominations, a roll call vote was conducted and Mr. Gaskill was appointed Engineer of the Board for the year 2023 by a vote of 7 Ayes and 0 Nays.

Motion #3: Sean Elwell made a motion to designate The South Jersey Times as the newspaper to which Board Legal Notices shall be sent, that Board meetings will be conducted on the 3rd Wednesday of the month at 6:30 p.m., when the Board has business to conduct, and directed the Board Secretary to forward a copy of the schedule of Board Meeting Dates to the Township Clerk, posted on the municipal bulletin board, and forwarded to the South Jersey Times. This motion was seconded by Ken Brown and approved by a vote of 7 Ayes and 0 Nays.

Regular Business

Motion #4: Kurt Kaufmann made a motion to approve the minutes from the December 21, 2022 meeting. Ken Brown seconded the motion. The motion carried by a vote of 7 Ayes and 0 Nays.

Motion #5: Ken Brown made a motion to adopt Resolution 2023-01, a Resolution Memorializing the Board's Re-Organization for the Year 2023. Joe Robbins seconded the motion. The motion carried by a vote of 7 Ayes and 0 Nays.

Other Business:

The Board reviewed proposed changes to Township Ordinance 05-2018, An Ordinance Regulating the Setbacks and Requirements for Accessory Storage Shed Structures Located on Non-Conforming Residential Lots and Procedures for Approval.

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 856-935-4472 Steve Cornman - Secretary 856-935-7593

Kurt Kaufmann questioned the applicability of this ordinance as it relates to the use of shipping containers. He noted that there are a number of these types of containers in use throughout the township and was unsure if these had been approved by the Township's Zoning Officer. Dave Faulhaber suggested that a sub-committee of the Board, to be named at the next Board Meeting, meet to review Mr. Kaufmann's concern and report back to the Board any recommendations regarding requirements for these containers.

Motion #6: Ken Brown made a motion to forward the Board's recommendations regarding the proposed changes to Ordinance 05-2018 to the Township Committee for review. Joe Robbins seconded the motion. The motion carried by a vote of 7 Ayes and 0 Nays. The Board Chairman directed the Secretary to forward a copy of these proposed changes to the Township Clerk.

Motion #7: With no further business before the board, Ken Brown made a motion to adjourn. Sean Elwell seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 6:56 p.m.

Respectfully submitted,

Wm. Steve Cornman

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 856-935-4472 Steve Cornman - Secretary 856-935-7593

Meeting Date: February 15, 2023

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, Sean Elwell, Joe McAllister, Kurt Kaufmann, Ken Brown, Bill McGowan, and Joe Robbins.

No members of the general public were present for the hearing.

The Sunshine Law Statement was read by Dave Faulhaber.

Regular Business

Dave Faulhaber swore in the following members: Joe McAllister and Bill McGowan.

Motion #1: Ken Brown made a motion to approve the minutes from the January 18, 2023 meeting. Joe Robbins seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays.

New Business – Harris Application 2023-01, Block 16, Lot 20.

Motion #2: Joe McAllister made a motion to approve the submission waivers requested by the applicant. Bill McGowan seconded the motion. The motion carried by a vote of 7 Ayes, 0 Nays, and 1 Abstention (Kaufmann).

Motion #3: Bill McGowan made a motion to deem Application 2023-01 complete. Joe Robbins seconded the motion. A brief discussion on the motion was heard. Members questioned if the application could be deemed complete with the understanding that the applicant intends to revise the plat and requests the hearing to be rescheduled for March 15, 2023 at 6:30 pm. Following the discussion, it was determined that the application as it currently exists meets all submission requirements including the approval of requested submission waivers. It was also stated that a determination of completeness must be completed within 45 days of the application. Conducting a completeness determination meets the timeline requirements. Without further discussion, the motion carried by a vote of 7 Ayes, 0 Nays, and 1 Abstention (Kaufmann).

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 856-935-4472 Steve Cornman - Secretary 856-935-7593

Other Business:

- 1): At the January 18, 2023 a question was asked if Shed Ordinance addressed metal shipping containers. Dave Faulhaber, at that time suggested that a sub-committee of the Board, to be named at the next Board Meeting, meet to review the question and report back to the Board any recommendations regarding requirements for these containers. The Township Zoning Officer was asked prior to the meeting in February how other township's addressed storage containers. He informed the Chairman that these storage containers are treated as Accessory Structures and would be covered by the recent adoption of the Shed Ordinance, 2023-01 for Non-Conforming lots. Sheds and storage containers for conforming lots would be required to meet the requirements contained in the existing Schedule of District Regulations, Maximum-Minimum Building Standards. Based on this input by the Zoning Officer, the Chairman determined that the creation of a sub-committee was no longer necessary.
- 2): Sean Elwell informed the Board that Mr. Kaufmann has been a member of the Board since 1980 and the adoption of the Township's Land Use Ordinance in 1979.
- 3): Sean Elwell and Jow McAllister updated the Board on the steps the Township's is taking to adhere to the State's Lead Abatement law.

Motion #4: With no further business before the board, Bill McGowan made a motion to adjourn. Joe McAllister seconded the motion. The motion carried by a vote of 8 Ayes, 0 Nays, and 0 Abstentions and the meeting was adjourned at 7:01 p.m.

Respectfully submitted,

Wm. Steve Cornman

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 856-935-4472 Steve Cornman - Secretary 856-935-7593

Meeting Date: March 15, 2023

A meeting of the Elsinboro Planning Board 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, Sean Elwell, Frank Master, Kurt Kaufman, Joe McAllister, Rick Kazunas, Bill McGowan, Joe Robbins, and Board Solicitor Marla DeMarcantonio.

Members of the general public present for the hearing were, applicant Ryan Harris, Chelsea Harris, Deborah Harris. Professional representatives for the applicant were Adam Telsey, Esq, and Joe Maffei, Engineer.

The Sunshine Law Statement was read by Dave Faulhaber.

Regular Business

Motion #1: Kurt Kauffman made a motion to approve the minutes from the February 15, 2023 meeting. Sean Elwell seconded the motion. The motion carried by a vote of 9 Ayes and 0 Nays.

New Business – Harris Application 2023-01, Block 16, Lot 20.

The Board Secretary announced that all required fees and escrows were paid and that a review of the public notice was complete and all required notifications were made. It was also noted that member Kurt Kauffman is a property owner within 200 feet from the property being reviewed and would not be participating in the hearing as a member.

Adam Telsey presented the application to the Board; listing the variances requested by the applicant. The Board Solicitor swore in the applicant's Engineer, Joe Maffei who then presented the application to the Board and identifying the changes to the submitted plat from the revision dated 1/26/23 to the current revision dated 3/7/23.

The Board Chairman opened the hearing for comments and questions from Board members. Bill McGowan expressed a concern regarding the proposed increase in impervious coverage. The applicant's Engineer, Mr. Maffei, responded that the increase was minimal. Dave Faulhaber asked that the positive and negative impacts be explained and justified. The applicant's Attorney, Mr. Telsey, stated that the proposed development was consistent with development along the river front and

**EL SINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 856-935-4472 Steve Cornman - Secretary 856-935-7593

would have limited negative impact. Board Member Steve Cornman acknowledged that the negative impact had been addressed. However, he requested the applicant explain how granting the variances would positively enhance the neighborhood and the Township. Mr. Telsey reiterated the fact that the proposed development was consistent with neighboring properties and would have limited negative impact. Mr. Cornman asked the applicant to explain why increasing the foot-print of the development could be viewed as a positive for the Township considering that the expansion of the development exacerbated the current non-conformities. Mr. Maffei explain that a positive was the new development would meet current building codes and improve the elevation of the structure.

Motion #2: Bill McGown made a motion to open the hearing for public comment. Joe Robbins seconded the motion. The motion carried by a vote of 8 Ayes, 0 Nays, and 1 Abstention (Kaufmann).

There were no comments or questions from the general public.

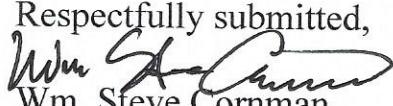
Motion #3: Joe McAllister made a motion to close the public comment portion of the hearing. Frank Master seconded the motion. The motion carried by a vote of 8 Ayes, 0 Nays, and 1 Abstention (Kaufmann).

Motion #4: Sean Elwell made a motion to grant the requested variances and to approve application 2023-01. Joe McAllister seconded the motion. The motion carried by a roll-call vote of 8 Ayes, 0 Nays, and 1 Abstention (Kaufmann).

Other Business:

No other business was discussed.

Motion #5: Joe McAllister made a motion to adjourn. Joe Robbins seconded the motion. The motion carried by a vote of 9 Ayes, 0 Nays, and 0 Abstentions. The meeting was closed at 6:50 pm.

Respectfully submitted,

Wm. Steve Cornman

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 856-935-4472 Steve Cornman - Secretary 856-935-7593

Meeting Date: April 19, 2023

A meeting of the Elsinboro Planning Board 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, Joe McAllister, Bill McGowan, Ken Brown, and Joe Robbins.

There were no members of the general public present for the meeting.

The Sunshine Law Statement was read by Dave Faulhaber.

Regular Business

Motion #1: Joe McAllister made a motion to approve the minutes from the March 15, 2023 meeting. Joe Robbins seconded the motion. The motion carried by a vote of 6 Ayes and 0 Nays.

New Business – Harris Resolution 2023-02, Block 16, Lot 20.

The Board reviewed Resolution 2023-02, A Resolution Memorializing the Action of the Board at the February 15, 2023, and March 15, 2023 Meeting - RE: Harris Application 2023-01 approval. The following members present were qualified to vote on the resolution; Faulhaber, Cornman, McAllister, McGowan, and Robbins.

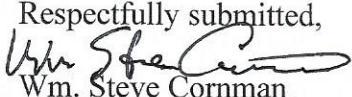
Motion #2: Bill McGown made a motion to Adopt Resolution 2023-02. Joe Robbins seconded the motion. The motion carried by a vote of 5 Ayes, 0 Nays, and 1 Abstention (Brown).

There were no comments or questions from the general public.

Other Business:

No other business was discussed.

Motion #5: Joe McAllister made a motion to adjourn. Bill McGowan seconded the motion. The motion carried by a vote of 6 Ayes, 0 Nays, and 0 Abstentions. The meeting was closed at 6:39 pm.

Respectfully submitted,

Wm. Steve Cornman

**EL SINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 856-935-4472 Steve Cornman - Secretary 856-935-7593

Meeting Date: June 21, 2023

A meeting of the Elsinboro Planning Board 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, Frank Master, Kurt Kaufman, Joe McAllister, Rich Kazunas, Bill McGowan, and Ken Brown. Board Engineer, Carl Gaskill was also present.

Ron Day of the general public was present for the meeting.

The Sunshine Law Statement was read by Dave Faulhaber who led the Pledge of Allegiance.

Regular Business

Motion #1: Rich Kazunas made a motion to approve the minutes from the April 19, 2023 meeting. Ken Brown seconded the motion. The motion carried by a vote of 9 Ayes and 0 Nays.

New Business – Davis/GOLD LLC application 2023-02, Block 17, Lot 3. Board Members Joe McAllister, and Bill McGowan recused themselves due to conflicts.

Motion #2: Kurt Kaufman made a motion to Reorganize the Board to a 7-member Zoning Board of Adjustment. Frank Master seconded the motion. The motion carried by a vote of 9 Ayes, 0 Nays, and 0 Abstentions.

Board Engineer reviewed and explained the several recommendations made by his firm regarding recommend informational waivers and waivers requested by the applicant.

There were no comments or questions from the general public.

Motion #3 – Ken Brown made a motion to approve the waiver request on condition that the applicant's Engineer address waiver recommendations to the satisfaction of the Board Engineer. Steve Cornman seconded the motion. The motion carried by a vote of 7 Ayes, 0 Nays, and 0 Abstentions.

Motion #4 – Ken Brown made a motion to deem the application complete on condition that the applicant's Engineer revise the application to address recommendations to the satisfaction of the Board Engineer. Rich Kazunas seconded the motion. The motion carried by a vote of 7 Ayes, 0 Nays, and 0 Abstentions.

Motion #5 – Kurt Kaufman made a motion to return to the full Combined Board. Rich Kazunas seconded the motion. The motion carried by a vote of 9 Ayes, 0 Nays, and 0 Abstentions.

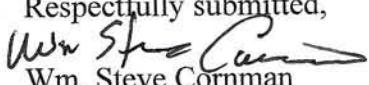
Other Business:

The Chairman thanked Cark Gaskill for his review and explanation of the Board Engineer's recommendations. No other business was discussed.

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 856-935-4472 Steve Cornman - Secretary 856-935-7593

Motion #6: Joe McAllister made a motion to adjourn. Rich Kazunas seconded the motion. The motion carried by a vote of 9 Ayes, 0 Nays, and 0 Abstentions. The meeting was closed at 7:25 pm.

Respectfully submitted,

Wm. Steve Cornman

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 856-935-4472 Steve Cornman - Secretary 856-935-7593

Meeting Date: July 19, 2023

A meeting of the Elsinboro Planning Board 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, Sean Elwell, Frank Master, Kurt Kaufman, Joe McAllister, Rich Kazunas, Bill McGowan, and Ken Brown. Board Solicitor, Marla DeMarcantonio was also present.

Applicant Dyani Davis, her Attorney, Paul Scull, and her Engineer Dale Boston were present for the hearing. Ron Day, Jim Gillespie, and Dan Paul of the general public were present for the meeting.

The Sunshine Law Statement was read by Dave Faulhaber who then led the Pledge of Allegiance.

Regular Business

Motion #1: Kurt Kaufman made a motion to approve the minutes from the June 21, 2023 meeting. Frank Master seconded the motion. The motion carried by a vote of 9 Ayes and 0 Nays.

New Business – Davis/GOLD LLC application 2023-02, Block 17, Lot 3. Board Members Sean Elwell, Joe McAllister, and Bill McGowan recused themselves as required due to conflicts.

Motion #2 – Ken Brown made a motion to approve the revised waiver request submitted by the applicant's Engineer. Rich Kazunas seconded the motion. The motion carried by a vote of 6 Ayes, 0 Nays, and 0 Abstentions.

Motion #3 – Ken Brown made a motion to deem the application complete based on the revisions submitted by the applicant's Engineer. Rich Kazunas seconded the motion. The motion carried by a vote of 6 Ayes, 0 Nays, and 0 Abstentions.

Application 2023-02 was presented by the applicant's attorney, Paul Scull, including the required positive and negative criteria provided in the application package.

The applicant, Dyani Davis was sworn in by the Board Solicitor and the hearing was opened for Board Member comments and questions. The applicant provided the following testimony:

- Up to 10 children and parents could be utilizing the children's amusement center at one time and that the hours of operation would be 9:00 am to 2:00 pm.
- One or two employees would be present depending on the number of people present.
- Adequate parking is provided for the amusement center.
- The upper level of the building consists of one apartment being currently utilized by two children and three adults.
- That adequate parking is provided for the residents of the upper floor.

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 856-935-4472 Steve Cornman - Secretary 856-935-7593

- All activities would be conducted indoors and agreed with the restriction that no playground equipment would be constructed outside the building by the applicant or present and future residents on the upper floor.

The applicant's Engineer was sworn in by the Board Solicitor. The Engineer provided the following testimony based on Board Member questions.

- The amusement center parking is designed to encourage customer vehicles to exit the facility forward and that it would not encourage vehicles to back out onto Fort Elfsborg Road.
- Extra parking is available along Riverview Drive.
- Entry and exit requirements would be dealt with by the County Planning Board. The application to the County Board has not been made at the time of the hearing.
- Any concerns regarding the existing septic and water systems would be addressed by the County Board of Health.
- When questioned by several Board members regarding how the application meets positive and negative criteria that would allow the Board to grant variance due to pre-existing hardships, the Engineer was unable to articulate how variance approval would address pre-existing non-conformances. The Engineer was also unable to communicate how the application was aligned with the Township Master Plan.

Motion #4 – Ken Brown made a motion to open the hearing to the General Public. Frank Master seconded the motion. The motion carried by a vote of 6 Ayes, 0 Nays, and 0 Abstentions.

Dan Paul gave his name and address and was sworn in by the Board Solicitor. He asked about runoff from the parking area. The applicant's Engineer responded that the parking area would be a stone construction and that runoff was not anticipated to present a problem. With no further questions by the public;

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

Motion #6 – Steve Cornman made a motion to approve the application and site plan as submitted. Rich Kazunas seconded the motion. A role call vote was conducted.

- Mr. Kaufmann voted No based-on parking inadequacies.
- Mr. Master voted No based-on parking inadequacies.
- Mr. Brown voted Yes based-on the thoroughness of the application and the testimony provided by the applicant and her professional representatives.
- Mr. Kazunas voted Yes based-on the thoroughness of the application and the testimony provided by the applicant and her professional representatives.
- Mr. Faulhaber voted Yes based-on the thoroughness of the application and the testimony provided by the applicant and her professional representatives.

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 856-935-4472 Steve Cornman - Secretary 856-935-7593

- Mr. Cornman voted Yes based-on the thoroughness of the application and the testimony provided by the applicant and her professional representatives.

The application was denied due to the failure to obtain a supermajority of 5 Yes votes with the Board voting 4 Ayes, 2 Nays, and 0 Abstentions.

Other Business:

The Chairman thanked the applicant's Engineer for the thoroughness of the application materials submitted. No other business was discussed.

Motion #7: Kurt Kaufmann made a motion to adjourn. Joe McAllister seconded the motion. The motion carried by a vote of 9 Ayes, 0 Nays, and 0 Abstentions. The meeting was closed at 7:16 pm.

Respectfully submitted,


Wm. Steve Cornman

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 856-935-4472 Steve Cornman - Secretary 856-935-7593

Meeting Date: August 16, 2023

A meeting of the Elsinboro Planning Board 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 Steve Cornman, Sean Elwell, Kurt Kaufman, Joe McAllister, Bill McGowan, Ken Brown, and Jack Elk.

The Sunshine Law Statement was read by Steve Cornman.

Sean Elwell made a motion to appoint Ken Brown as Acting Chairman. Joe McAllister seconded the motion. The motion carried by a vote of 6 Ayes and Zero Nays. Ken Brown then led the Pledge of Allegiance.

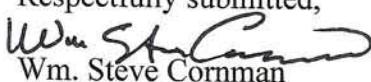
Regular Business

Motion #1: Kurt Kaufman made a motion to approve the minutes from the July 19, 2023 meeting. Bill McGowan seconded the motion. The motion carried by a vote of 6 Ayes and 0 Nays.

New Business – Davis/GOLD LLC Resolution 2023-03, Block 17, Lot 3. Board Members Sean Elwell, Joe McAllister, and Bill McGowan recused themselves as required due to conflicts.

Motion #2 – Kurt Kaufmann made a motion to adopt resolution 2023-03. Steve Cornman seconded the motion. The motion carried by a vote of 3 Ayes, 0 Nays, and 3 Abstentions.

Motion #3: With no other business before the Board, Sean Elwell made a motion to adjourn. Joe McAllister seconded the motion. The motion carried by a vote of 6 Ayes, 0 Nays, and 0 Abstentions. The meeting was closed at 6:33 pm.

Respectfully submitted,

Wm. Steve Cornman