

**ELSINBORO TOWNSHIP  
PLANNING BOARD**

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

Meeting Date: January 17, 2024

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, Carman Daddario, Frank Master, 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.

Motion #1: Bill McGowan nominated Dave Faulhaber for Chairman Pro Tempore. The vote carried by a vote of 8 Ayes and 0 Nays.

Motion #2: Sean Elwell nominated Steve Cornman for Acting Secretary. The vote carried by a vote of 8 Ayes and 0 Nays.

Dave Faulhaber swore in the following members: Carman Daddario, Sean Elwell, Dave Faulhaber, and Joe Robbins. Joe McAllister, Rich Kazunas, and Jack Elk were not in attendance and will be sworn in at a later Board meeting.

The Board proceeded to re-organize for the year 2024. Roll call was conducted at the beginning of the meeting.

Dave Faulhaber was nominated for the position of Board Chairman for the year 2024. With no other nominations, a roll call vote was conducted and Mr. Faulhaber was elected Chairman of the Board for the year 2024 by a vote of 8 Ayes and 0 Nays.

Steve Cornman was nominated for the position of Board Secretary for the year 2024. With no other nominations, a roll call vote was conducted and Mr. Cornman was elected Secretary of the Board for the year 2024 by a vote of 8 Ayes and 0 Nays.

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Richard Kazunas was nominated for the position of Board Vice-Chairman for the year 2024. With no other nominations, a roll call vote was conducted and Mr. Kazunas was elected Vice-Chairman of the Board for the year 2024 by a vote of 8 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 2024. With no other nominations, a roll call vote was conducted and Ms. DeMarcantonio was appointed Solicitor of the Board for the year 2024 by a vote of 8 Ayes and 0 Nays.

The firm Fralinger Engineering, was nominated for the position of Board Engineer for the year 2024. With no other nominations, a roll call vote was conducted and the firm Fralinger Engineering was appointed Engineer of the Board for the year 2024 by a vote of 8 Ayes and 0 Nays.

Motion #3: Dave Faulhaber 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 3<sup>rd</sup> 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 Joe Robbins and approved by a vote of 8 Ayes and 0 Nays.

**Regular Business**

Motion #4: Ken Brown made a motion to approve the minutes from the August 16, 2023 meeting. Joe Robbins seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays.

Motion #5: Ken Brown made a motion to adopt Resolution 2024-01, a Resolution Memorializing the Board's Re-Organization for the Year 2024. Frank Master seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays.

**Other Business:**

Mayor Elwell updated the Board on actions occurring in the township.

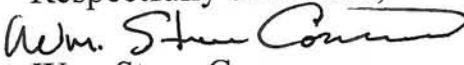


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- 1) Carman Daddario has been hired to the position of Township Emergency Management Coordinator. Mr. Daddario has replaced Michael Khairzada on the Planning Board.
- 2) Joe Winchell has been hired to the position of Deputy Emergency Management Coordinator.
- 3) The Beach Replenishment Project is progressing as expected. Debris has been removed from the beach and approximately 1,300 truckloads of sand have been delivered as of 1-17-2024. The project is scheduled to be complete in March. Road damage has occurred on Salem – Ft Elfsborg Road and the project contractor will be making repairs after the project is complete.
- 4) The Abbott Meadow Dredge Project has been completed and the is currently being de-mobilize. No repairs were made to Abbott Road or the Abbott Meadow dyke.
- 5) The Township Ordinance Codification Project is complete. The Township Committee will formally adopt the changes to the township ordinances soon. The ordinances will be posted on the Elsinboro Township Web Page after the Township adopts the changes.

Motion #6: 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 6:54 p.m.

Respectfully submitted,  
  
Wm. Steve Cornman

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PLANNING BOARD**

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

Meeting Date: April 17, 2024

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, Carman Daddario, Frank Master, Joe McAllister, Rich Kazunas, Ken Brown, and Joe Robbins. Also present was Board Solicitor Marla DeMarcantonio, applicant's Attorney Frank Hoerst, applicant's Engineer John Panko, applicant's Scott, and Heather Layman. Present by the public included Kelly Delaney and James Gillespi.

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

Dave Faulhaber swore in the following members: Joe McAllister and Rich Kazunas.

Motion #1: Ken Brown made a motion to dispense with the reading of and approve the minutes from the January 17, 2024 Re-Organization meeting. Joe Robbins seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays.

The Chairman announce application 2024-01 submitted by Scott and Heather Layman, requesting bulk variance for the property known as Block 16, Lot 1.07.

Motion #2: Ken Brown made a motion to approve the Submission Waivers for Schedule A, Items 6, 8, 9 10, and 11 and for Schedule C, Items,34, 41, 43, and 44. Rich Kazunas seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays.

Motion #3: Joe McAllister made a motion to deem application 2024-01 complete. Carman Daddario seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays.

The applicant's attorney Frank Hoerst introduced himself and requested that Scott and Heather Layman, and John Panko be sworn in to provide testimony. The Board Solicitor swore in the three individuals.

The applicant's attorney presented the application and requested the Plat Rev 1, dated 4/2/24 be submitted as Exhibit #1. He discussed the plat and provided the positive and negative criteria associated with the applicant's request. Positive: The requested variances align with other properties along South Locust Ave, would

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provide for indoor storage of vehicles and a boat. Negatives and Hardship: All lots along Soth Locust Ave do not meet minimum lots size. He the asked the applicant if his presentation accurately described the application. Mr. Layman responded yes. He then asked for comments or questions from the Board members.

Board members asked questions to clarify the testimony provided.

Motion #4: Ken Brown made a motion to open the hearing to the public. Rich Kazunas seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays.

James Gillespi, 11 S. Locust Ave stated that he had no objections and that the addition garage was good for the neighborhood and should be allowed. No other members of the public offered comments or asked questions.

Motion #5: Ken Brown made a motion to close the public portion of the meeting. Rich Kazunas seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays.

Motion #6: Ken Brown made a motion to approve application 2024-01 and grant the variances requested. Joe Robbins seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays.

There was no further business before the Board.

Motion #7: Ken Brown made a motion to adjourn the hearing. Carman Daddario seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays. The meeting was adjourned at 7:07 PM.

Respectfully submitted,

Wm. Steve Cornman

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Meeting Date: May 15, 2024

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, Carman Daddario, Frank Master, Kurt Kaufmann, Joe McAllister, Bill McGowan, Ken Brown, and Joe Robbins. No one from the public was in attendance.

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

Motion #1: Ken Brown made a motion to dispense with the reading of and approve the minutes from the April 17, 2024 meeting meeting. Frank Master seconded the motion. The motion carried by a vote of 9 Ayes and 0 Nays.

The Chairman announce Resolution 2024-02, a Resolution memorializing the action taken at the April 17 meeting regarding application 2024-01.

Motion #2: Carman Daddario made a motion to adopt Resolution 2024-02. Joe McAllister seconded the motion. The motion carried by a vote of 7 Ayes and 0 Nays. Only the members present for the April 17 meeting and who voted to approve application 2024-01 voted on the motion to adopt.

The Secretary informed the Board members of the required Storm Water Management Training. This training will be conducted via [www.stormwatermanagementnj.com](http://www.stormwatermanagementnj.com). Sean Elwell updated the Board on the changes to the Storm Water Management rules adopted by the state.

There was no further business before the Board.

Motion #3: Joe McAllister made a motion to adjourn the hearing. Joe Robbins seconded the motion. The motion carried by a vote of 9 Ayes and 0 Nays. The meeting was adjourned at 6:45 PM.

Respectfully submitted,

Wm. Steve Cornman

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Meeting Date: November 18, 2024

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, Carman Daddario, Joe McAllister, Bill McGowan, and Ken Brown. Also present was the substitute Board Solicitor Joe DeNicola, Applicant Nancy Allen, Dawn Mathis, Beverly Lewis, and the applicant's attorney Paul Scull.

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

Motion #1: Ken Brown made a motion to dispense with the reading of and approve the minutes from the May 15, 2024 meeting. Bill McGowan seconded the motion. The motion carried by a vote of 7 Ayes and 0 Nays.

New Business: Allen application 2024-02 requesting a Minor Subdivision with Bulk Variances for Block 8, Lot 3.

The Chairman reviewed the submission waivers and requested a motion to approve waivers for the following; Schedule a, Item 6, Schedule B, Item 22, and Schedule C, Item 19.

Motion #2: Sean Elwell made a motion to approve the requested submission waivers. Joe McAllister seconded the motion. The motion carried by a vote of 7 Ayes and 0 Nays.

Motion #3: Sean Elwell made a motion to deem the application complete. Joe McAllister seconded the motion. The motion carried by a vote of 7 Ayes and 0 Nays.

The applicant, Nancy Allen was sworn in by the Board Solicitor.

The applicant's attorney presented the application to the Board and reviewed the requested Bulk Variances. He stated that the application returned the lot configuration to the previous state that existed in 1968 and recorded in Book 509, Page 384. A Quitclaim Deed recorded in August 2010, combined lots 3, 13, and 14. The combined lot was listed on the tax map as Block 8, Lot 3. The approval of this Minor subdivision would result in two lots – Lot 3 (Tilbury Road) and Lot 3.01 (Phillip Drive).



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The hearing was opened for Board comments and questions. The Board Chairman asked the applicants attorney to state the positive and negative criteria that would allow the Board to approve the application. The applicant's attorney stated that there are no impacts that would prohibit the approval of the application as submitted. Steve Cornman asked if the variances requested were for the same non-conformities that existed before the lot line adjustment in 2010. The applicant's attorney stipulated that no new non-conformities are created than those that existed in 2010.

Motion #4: Carman Daddario made a motion to open the hearing to the public. Bill McGowan seconded the motion. The motion carried by a vote of 7 Ayes and 0 Nays.

No one from the public had any comments regarding this application.

Motion #5: Sean Elwell made a motion to close the public portion of the hearing. Joe McAllister seconded the motion. The motion carried by a vote of 7 Ayes and 0 Nays.

Motion #6: Sean Elwell made a motion to approve application 2024-02. Joe McAllister seconded the motion. The motion carried by a vote of 7 Ayes and 0 Nays.

There was no further business before the Board.

Motion #7: Ken Brown made a motion to adjourn the hearing. Joe McAllister seconded the motion. The motion carried by a vote of 7 Ayes and 0 Nays. The meeting was adjourned at 6:48 PM.

Respectfully submitted,

  
Wm. Steve Cornman



**EL SINBORO TOWNSHIP  
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Dave Faulhaber - Chairman 856-935-4472   Steve Cornman - Secretary 856-935-7593

Meeting Date: December 18, 2024

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, Carman Daddario, Joe McAllister, Rich Kazunas, Ken Brown, and Joe Robbins. No one from the public was in attendance.

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

Motion #1: Ken Brown made a motion to dispense with the reading of and approve the minutes from the November 18, 2024 meeting. Joe McAllister seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays.

New Business: Allen Resolution 2024-03 memorializing the approval for a Minor Subdivision with Bulk Variances for Block 8, Lot 3. Application 2024-02.

Motion #2: Ken Brown made a motion to adopt Resolution 2024-03. Joe McAllister seconded the motion. The motion carried by a vote of 6 Ayes and 0 Nays.

There was no further business before the Board.

Motion #7: Ken Brown made a motion to adjourn the hearing. Rich Kazunas seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays. The meeting was adjourned at 6:35 PM.

Respectfully submitted,

  
Wm. Steve Cornman