

**ELSINBORO TOWNSHIP  
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

**Board Minutes**

On September 18, 2019, at 6:30 p.m., the Elsinboro Planning Board met in the Emergency Management Building. Members present were Chairman Dave Faulhaber, Steve Cornman, Sean Elwell, Frank Master, Kurt Kaufmann, Bill McGowan III, Ken Brown, Joe Robbins, and Jack Elk. Board Solicitor, Marla Gaglione was present and Adam Telsey was present representing his client Carolyn Joyce, who was not present. No members of the general public were present for the meeting. Dave Faulhaber read the sunshine law statement opened the meeting. The Chairman started the meeting with a salute to flag.

Dave Faulhaber swore in members Sean Elwell and Frank Master to their current terms.

Motion #1: Ken Brown made a motion to dispense with the reading and approve the minutes of the January 16, 2019 Re-Organization meeting. Bill McGowan seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The meeting was held to review application 2019-01 submitted by Adam Telsey on behalf of his client Carolyn Joyce. The applicant is requesting a Use Variance to allow for the operation of a Coffee Grinding and retail sales business at 21 Money Island Road also known as Block 39, Lot 15.03. The purpose of the meeting was to review the requested application submission waivers and to determine application completeness.

The Board Solicitor explained the agenda, the purpose for re-organizing the Combined Board to a Zoning Board Adjustment, and the limitations of the Boards Township Committee members regarding their participation.

Motion #2: Kurt Kaufmann made a motion to re-organize to a Zoning Board of Adjustment for the purpose of acting upon Use Variance application 2019-01. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Adam Telsey spoke to the Board regarding the request for submission waivers and several Board member expressed concern regarding the limited information available to render a decision about the requested Use Variance. The applicant is requesting waivers for Schedule A, Items 4 and 6 and Schedule C, Items 1-12, 14-16, and 19-46 until such time that A Site Plan Application is submitted following approval of the requested variance.

Motion #3: Steve Cornman made a motion to approve the requested waivers with the following exceptions, Schedule A, Item 4 and Schedule C, Items 1, 2, 7, 8, 9, 16, 17, 28, and 46 which should be provided to the Board prior to a hearing on the variance request. Ken Brown seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

Mr. Telsey agreed to the Boards request.

Motion #4: Steve Cornman made a motion to deem the application complete pending submission of the materials listed in the previous motion and agreed to by the applicant's attorney. Bill McGowan seconded the motion. The motion carried by a vote of 6 ayes, 1 nay, and 0 abstentions.

Motion #5: Kurt Kaufmann made a motion to return to a Combined Planning/Zoning Board. Frank Master seconded the motion. The motion carried by a vote of 7 ayes, 0 nays, and 0 abstentions.

The Chairman updated the Board on the status of the Master Plan revision and acknowledge the passing of long time Board member, Doug Bumstead.

Motion #6: With no further business before the Board, Jack Elk made a motion to adjourn. Ken Brown seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:12 p.m.

Respectfully submitted,

  
Wm. Steve Cornman