

**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.

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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