

**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

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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).

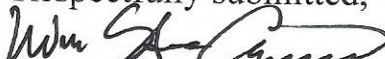
Motion #4: Sean Elwell made a motion to grant the requested variances and to approve application 2023-01. Joe McAllister seconded the motion. The motion carried by a roll-call vote of 8 Ayes, 0 Nays, and 1 Abstention (Kaufmann).

**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