

**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 address 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 communicated 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