

**ELSINBORO TOWNSHIP
PLANNING BOARD**

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

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