

**ELSINBORO TOWNSHIP  
PLANNING BOARD**

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

Meeting Date: April 17, 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, Carman Daddario, Frank Master, Joe McAllister, Rich Kazunas, Ken Brown, and Joe Robbins. Also present was Board Solicitor Marla DeMarcantonio, applicant's Attorney Frank Hoerst, applicant's Engineer John Panko, applicant's Scott, and Heather Layman. Present by the public included Kelly Delaney and James Gillespi.

The Sunshine Law Statement was read by Dave Faulhaber who then led the meeting in the Pledge of Allegiance.

Dave Faulhaber swore in the following members: Joe McAllister and Rich Kazunas.

Motion #1: Ken Brown made a motion to dispense with the reading of and approve the minutes from the January 17, 2024 Re-Organization meeting. Joe Robbins seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays.

The Chairman announce application 2024-01 submitted by Scott and Heather Layman, requesting bulk variance for the property known as Block 16, Lot 1.07.

Motion #2: Ken Brown made a motion to approve the Submission Waivers for Schedule A, Items 6, 8, 9 10, and 11 and for Schedule C, Items,34, 41, 43, and 44. Rich Kazunas seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays.

Motion #3: Joe McAllister made a motion to deem application 2024-01 complete. Carman Daddario seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays.

The applicant's attorney Frank Hoerst introduced himself and requested that Scott and Heather Layman, and John Panko be sworn in to provide testimony. The Board Solicitor swore in the three individuals.

The applicant's attorney presented the application and requested the Plat Rev 1, dated 4/2/24 be submitted as Exhibit #1. He discussed the plat and provided the positive and negative criteria associated with the applicant's request. Positive: The requested variances align with other properties along South Locust Ave, would

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provide for indoor storage of vehicles and a boat. Negatives and Hardship: All lots along Soth Locust Ave do not meet minimum lots size. He the asked the applicant if his presentation accurately described the application. Mr. Layman responded yes. He then asked for comments or questions from the Board members.

Board members asked questions to clarify the testimony provided.

Motion #4: Ken Brown made a motion to open the hearing to the public. Rich Kazunas seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays.

James Gillespi, 11 S. Locust Ave stated that he had no objections and that the addition garage was good for the neighborhood and should be allowed. No other members of the public offered comments or asked questions.

Motion #5: Ken Brown made a motion to close the public portion of the meeting. Rich Kazunas seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays.

Motion #6: Ken Brown made a motion to approve application 2024-01 and grant the variances requested. Joe Robbins seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays.

There was no further business before the Board.

Motion #7: Ken Brown made a motion to adjourn the hearing. Carman Daddario seconded the motion. The motion carried by a vote of 8 Ayes and 0 Nays. The meeting was adjourned at 7:07 PM.

Respectfully submitted,

Wm. Steve Cornman