

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Meeting Date: March 19, 2014

The Elsinboro Planning Board re-organization meeting was held at 6:30 p.m. in the Emergency Management Building. Members present were Chairman Dave Faulhaber, Steve Cornman, Sean Elwell, Frank Master, Kurt Kaufmann, Rich Kazunas, Bill McGowan III (arrives late), Ken Brown, Joe Robbins, and Board Solicitor George Rosenberger. There were several members of the public present for the meeting, including Debbie Shuman & Carlos?, and Mike & Linda Shute. The meeting was opened by Dave Faulhaber who then read the sunshine law statement. The Chairman started the meeting with a salute to flag.

Motion #1: Kurt Kaufmann made a motion to dispense with the reading and to approve the minutes from the February 19, 2014 meeting. Frank Master seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

New Business: The Board Solicitor reviewed applicant Joe McAllister's proof of hearing notice distribution regarding application 2014-01. The solicitor determined that the applicant's notice to the South Jersey Times was correct to form and informed the Board that with this proof of this notice the Board did have jurisdictional authority to conduct the hearing on the application.

Motion # 2: Richard Kazunas made a motion to accept application submission waivers. Ken Brown seconded the motion. The motion carried by a vote of 8 ayes, 0 nays, and 0 abstentions.

Motion # 3: Sean Elwell made a motion to deem the application complete. Steve Cornman seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

William Ziegler, attorney for applicant Joe McAllister, introduced himself to the Board. Board Solicitor George Rosenberger swore in applicant Joe McAllister. Mr. Ziegler presented the application and deposed Joe McAllister. Following the applicant's deposition the meeting was opened for Board comment.

Motion # 4: Ken Brown made a motion to open the meeting for public comment. Kurt Kaufmann seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Mike Shute spoke stating that he had no objections to the expansion of the deck. Debbie Shuman spoke stating that she objected to the expansion of the deck. Her objection was based on public safety because she believed that the deck compromised the bulkhead. There was no additional public comment.

Motion # 5: Bill McGowan made a motion to close the public comment portion of the meeting. Rich Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Mr. Ziegler was allowed to address the public comments and indicated that the deck would be constructed to code and that appropriate inspections would be required to verify that the deck met all code requirements. Mr. Ziegler also stated that the requested variance should be granted based on the absence of a substantial detriment to the public good and that the application did not substantially impair the intent and purpose of the zoning ordinance.

The Board Solicitor then summarized the application for the Board.

Motion # 6: Steve Cornman made a motion to approve the application on the condition that the Applicant must comply with all representations made, either personally or through any representative during the course of the presentation to the Planning Board and in accordance with all documents filed or submitted with the application and must obtain approvals or submit letters of non-applicability from any agency or authority as may be necessary. Rich Kazunas seconded the motion. The motion carried by a vote of 7 ayes, 1 nay, and 1 abstention.

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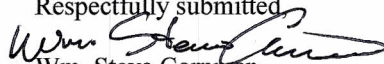
Board Minutes

Other Business: The Board Chairman discussed potential changes to the Township's application fee ordinance. Following Board discussion, it was suggested that the Township revise the fee ordinance to \$200.00 Application Fee and \$600.00 Review Escrow.

The Board Chairman discussed the creation of a Board Sub-Committee to review options for minimizing the impact of the ordinance on residents with non-conforming properties. Dave Faulhaber, Joe Robbins, and Steve Cornman were appointed to the Sub-Committee.

With no further business before the board, Kurt Kaufmann made a motion to adjourn. Rich Kazunas seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:31 p.m.

Respectfully submitted


Wm. Steve Cornman