

**EL SINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Meeting Date: December 4, 2013

A special meeting of the Elsinboro Planning Board was held at 6:30 p.m. in the Emergency Management Building. Members present were Chairman Dave Faulhaber, Steve Cornman, Sean Elwell, Frank Master, Frank Powell, Rich Kazunas, Bill McGowan III, Ken Brown, and Bill McGowan, Jr. 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: Frank Powell made a motion to dispense with the reading and to approve the minutes from the June 19, 2013 meeting. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The business before the Board was application 2013-01 submitted by Joe McAllister. The applicant is requesting bulk variances to allow the construction of a screen house along the river front.

The Board Solicitor reviewed the hearing notice and determined that the public had been properly notified of the hearing. A review of the applicant's application submission waivers was performed.

Motion #2: Ken Brown made a motion to approve the submission waiver request. Frank Powell seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #3: Frank Powell made a motion to deem the application complete. Ken Brown seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The solicitor swore in the applicant and the applicant proceeded to present the application to the Board. Following the applicant's presentation the hearing was opened for public comment on the application.

Motion #4: Frank Powell made a motion to open the hearing for public comment on the application. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Steve Nelson of 19 South Locust Avenue asked about safety inspections and was informed that this is a function of the building inspector and not the Board.

Deborah Shuman of 21 South Locust Avenue spoke at length regarding her concern regarding the construction of the screen house citing her concerns about the loss of her view of the river, safety in the event of high water and that the structure could become dislodged and damage her property, that the construction could impact the integrity of the bulk head, and about drainage and the additional runoff that would impact her property. Ms. Shuman submitted 5 pictures that were marked by the solicitor as Shuman #1 through #5. The pictures showed the screen house constructed without required permits and variances and the impacts to her view and portion bulk head and drainage concerns.

With no other comments from the public the meeting was closed for public discussion.

Motion #5: Frank Powell made a motion to close the hearing from public comment on the application. Bill McGowan, III seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The applicant was provided the opportunity to address comments and concerns of the public.

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The solicitor summarized the applicant's burden to prove that a hardship exists that would necessitate the granting of variances by the Board. The solicitor explained that the Applicant failed to address the legitimate concerns expressed by Deborah Shuman regarding safety and possible damage that might be caused by storms and the potential impact the proposed construction could have on the bulkhead. That any additional construction, particularly between any residence and the river must be carefully considered by the Board before variances are granted and that there was no evidence presented of any hardship nor that there is no benefit to be gained from deviating from the zoning ordinance.

Motion #6: Bill McGowan, III made a motion to deny the application. Rich Kazunas seconded the motion. Steve Cornman and Bill McGowan, III each briefly explained their reasons for the action that they were about to take regarding the application citing the applicant's failure to identify a specific hardship or benefit that would compel the Board to grant the requested variances. The motion carried by a by a vote of 7 ayes, 0 nays, and 2 abstentions. (B. McGowan, Jr. and F. Master)

With no further business before the board, Ken Brown made a motion to adjourn. Frank Powell seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:45 p.m.

Respectfully submitted,


Wm. Steve Cornman