

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Meeting Date: May 16, 2012

The Elsinboro Planning Board meeting was held at 6:30 p.m. in the Emergency Management Building. Members present were Chairman Dave Faulhaber, Steve Cornman, Sean Elwell, George Parris, Frank Master, Frank Powell, Kurt Kaufmann, Jeff Stepler, Rich Kazunas, Bill McGowan III, and Ken Brown. The George Rosenberger - Board Solicitor and Lou Joyce - Board Planner were also present. There were no members of the public present for the meeting. 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 and approve the meeting minutes for the January 18, 2012 and the April 18, 2012 meetings. Frank Master seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #2: Kurt Kaufmann made a motion to open the public meeting for the review and adoption of proposed changes to the township's Master Plan. Frank Powell seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

The Board Planner reviewed the proposed changes to the Master Plan. Specifically, the proposed changes to the township's goals and policies dated May 16, 2012.

Motion #3: Following the Board's review of the proposed changes, Frank Powell made a motion to close the public portion of the meeting. Richard Kazunas seconded the motion. The motion carried by a vote of 9 ayes, 0 nays, and 0 abstentions.

Motion #4: Frank Powell made a motion to approve the changes to the Master Plan Goals and Policies (Attached). Frank Master seconded the motion. The motion carried by a roll call vote of 9 ayes, 0 nays, and 0 abstentions.

The Board Planner reviewed a proposed ordinance; Proposed Ordinance Regulating Solar Installations as Accessory Uses. George Parris questions whether the ordinance as written unnecessarily restricted solar applications for lots of less than 1 acre. Richard Kazunas questioned why items 4d and 5g appeared to conflict with item 18. Lou Joyce indicated that he agreed with the comment and recommended that items 4d and 5g be removed from the proposed ordinance.

Motion #5: Following the Board's review of the proposed ordinance, Kurt Kaufmann made a motion to forward the proposed ordinance; Proposed Ordinance Regulating Solar Installations as Accessory Uses, as amended to the Elsinboro Township Committee with a provision to waive further Board review if there were no changes made by the township committee to the submitted ordinance. Frank Powell seconded the motion. The motion carried by a roll call vote of 8 ayes, 1 nays (Parris), and 0 abstentions.

The Board Planner reviewed a proposed ordinance; Proposed Small Wind Energy System Ordinance. The Board Solicitor questioned the setback standards and indicated that the setbacks for wind towers be established at 110% of the tower height. The Board Planner agreed that this setback should be included to protect adjacent properties in the event that a tower was knocked down and if the Board agreed, he would revise the proposed ordinance.

Motion #6: Following the Board's review of the proposed ordinance, George Parris made a motion to forward the proposed ordinance; Proposed Small Wind Energy System Ordinance, as amended to the

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

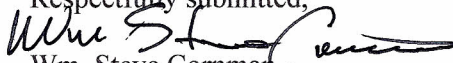
Steve Cornman - Secretary 935-7593

Board Minutes

Elsinboro Township Committee with a provision to waive further Board review if there were no changes made by the township committee to the submitted ordinance. Richard Kazunas seconded the motion. The motion carried by a roll call vote of 9 ayes, 0 nays, and 0 abstentions.

With no further business before the board, Frank Powell made a motion to adjourn. Kurt Kaufmann seconded the motion. The motion carried by a unanimous vote and the meeting was adjourned at 7:17 p.m.

Respectfully submitted,


Wm. Steve Cornman

**ELSINBORO TOWNSHIP
PLANNING BOARD**

Dave Faulhaber - Chairman 935-4472

Steve Cornman - Secretary 935-7593

Board Minutes

Attachment 1

Goals and Policies of the Township of Elsinboro Master Plan: Adopted May 16, 2012

REVISIONS TO MASTER PLAN GOALS:

1. Maintain the Township's rural/agricultural character.

An important objective from both a regional and local perspective is the maintenance of the township's rural character by encouraging agricultural activities and by protecting natural resources. Future growth should be guided and controlled in a manner which will reduce its impact on the rural/agricultural character of the community. Further, the Township recognizes and supports the installation and use of Alternative and Renewable Energy sources to the extent that they are located in a manner that does not impact on the rural/agricultural character of the community.(05/16/2012)

2. Preserve and encourage farming operations on Class I and Class II agricultural lands.

Elsinboro has a number of areas with Class I and II Agricultural Soils. These areas are located in the central and northern areas of the Township. The Land Use Plan should recognize the importance of agriculture to both the history and future of the Township and should promote the preservation of these resources to the maximum extent possible. The Township should utilize whatever legal means and land use management practices are presently available to protect these resources and to encourage the economic viability of this industry. The installation and operation of alternative and renewable energy generating sources must be in accordance with sound management practices as adopted by the SADC and the Township, and further location of any facilities on the Class I and Class II Agricultural soils or adjacent to preserved farmland is discouraged.(05/16/2012)

The following policies are adopted to guide the Planning Board in considering any such applications for renewable energy facilities and in applying the negative criteria:

1. In order to promote a policy of utilizing the most suitable lands within the Township's agricultural district for farming, grid-scale renewable energy facilities should not be located on lots with greater than 75% prime agricultural soils.
2. In order to support the goal of providing for large contiguous tracts of farmland within the Township's agricultural district, grid-scale renewable energy facilities should not be located on lots which are adjacent to preserved farmland.
3. In order to retain the rural appearance of the Township's agricultural district as opposed to the industrial appearance of electric generating facilities, any grid-scale renewable energy facilities which are approved should provide sufficient land area and landscape material around the perimeter of the developed area to provide an effective year-round screen of the view of the facilities from adjacent public or private roads and residences.