

ELSINBORO TOWNSHIP
February 6, 2023

The regular meeting was called to order at 7:00pm by Mayor Elwell as advertised. The requirements of the Sunshine Law were met by notifying the South Jersey Times within the time prescribed by law. Notice was also posted on the bulletin board at the Elsinboro Municipal Building and posted on the Township website.

Mayor Elwell called this February 6, 2023 township committee meeting to order.

Motion to dispense with the reading of the minutes from the previous meeting and to approve as submitted

Motion McAllister Second Hogate 3 Ayes

CFO gave Committee treasurer's report and list of bills

Motion to pay bills **Motion McAllister Second Hogate 3 Ayes**

Present were: Mayor Elwell, Deputy Mayor McAllister, Committeeman Hogate, CFO Willadsen, Clerk Uzdancovics, Solicitor Arbittier

ORDINANCE NO. 2023-01

AN ORDINANCE AMENDING 2018-05 REGULATING THE SETBACKS AND REQUIREMENTS FOR ACCESSORY STORAGE SHED STRUCTURES LOCATED ON NON-CONFORMING RESIDENTIAL LOTS AND PROCEDURE FOR APPROVAL

WHEREAS, the purpose of this Ordinance is to amend accessory building setback standards for personal storage structures in all Township zoning district to reflect the constraints of smaller and existing non-conforming lot sizes. This will enable residents a reasonable means for personal storage and provide guidance to the Township Zoning Officer when addressing accessory storage shed structures in the zoning districts specified in the Table below. In order to have uniformity within the Township, the Planning Board of Elsinboro Township has recommended the below ordinance.

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Elsinboro, County of Salem, State of New Jersey, that:

1. The Zoning Ordinance Schedule of Residential District Regulations Maximum-Minimum Building Standards shall also include Accessory Uses and Minimum Yard Dimensions for accessory storage shed structures as follows:

| <u>ZONE</u> | <u>MINIMUM YARD DIMENSION</u> | | |
|-------------|-------------------------------|-------------|-------------|
| | <u>FRONT</u> | <u>SIDE</u> | <u>REAR</u> |
| RR-A | 6' | 2' | 2' |
| <u>LR*</u> | 6' | 2' | 2' |
| <u>MR*</u> | 6' | 2' | 2' |
| <u>CONS</u> | 6' | 2' | 2' |

* NOTE: The following additional guidance shall be used to address Residential lots fronting the Salem and Delaware Rivers.

Alternate Front setback standards will be permissible for lots fronting on the Salem and Delaware Riverfront areas of the Township. Where development exhibits a 'reverse frontage' orientation, the setback for the riverfront (technically the rear yard) shall not be less than the setback of the existing principal structure so as not to impinge the adjoining lot's viewshed.

2. Storage Shed Allowances
 - A) Sheds must not be larger than 150 square feet. A variance is required for sheds larger than 150 square feet.
 - B) Shed must be under ten (10) feet in height.
 - C) Only one (1) shed is permissible on any non-conforming lot.
 - D) Please reference Elsinboro Township Zoning Ordinance Section 3.6 "Continuation of Non-Conforming Uses and Structures" for more details.
3. Procedure for Accessory approval

- A) Property survey with diagram of shed including existing sheds or shed brochure must be provided to zoning officer.
 - B) Applicant must make an appointment with zoning officer for review.
 - C) Applicant must maintain setbacks from side and rear property line.
4. Permits required for sheds:
- i. Less than 100 sq.ft Zoning Permit required. No foundation system is required. These structures should be of sufficient weight, as determined by the Construction Code Official, to remain in place during extreme weather conditions or they shall be anchored to the ground.
 - ii. 100-150 sq.ft Zoning Permit required. Sheds are required to be placed on a stone or concrete base no less than 4 inches in depth or have other frost protection design. These structures should be of sufficient weight, as determined by the Construction Code Official, to remain in place during extreme weather conditions or they shall be anchored to the ground.
 - iii. Greater than 150 sq.ft Zoning Permits required. Planning Board approval required for setbacks. These structures should be of sufficient weight, as determined by the Construction Code Official, to remain in place during extreme weather conditions or they shall be anchored to the ground.
 - iv. 200 sq.ft or greater Building and Zoning Permits required. Planning Board approval required for setbacks. Full footing and foundation system required.

This Ordinance shall take effect twenty (20) days after adoption and publication as required by law.

Motion to open to public Motion McAllister Second Hogate 3 Ayes
Motion to close public Motion McAllister Second Hogate 3 Ayes
Motion to adopt Motion McAllister Second Hogate 3 Ayes

ORDINANCES TO BE INTRODUCED

ORDINANCE NO. 2023-02 2023 “CAP” ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK(N.J.S.A.40A:4-45.14) 1ST Reading by title only, will consider for final adoption after public hearing on March 6, 2023
Motion McAllister Second Hogate 3 Ayes

ORDINANCE NO. 2023-03 ORDINANCE ESTABLISHING RATE OF
COMPENSATION FOR OFFICER AND EMPLOYEES OF ELSINBORO TOWNSHIP,
1ST Reading by title only, will consider for final adoption after public hearing on March 6, 2023
Motion McAllister Second Hogate 3 Ayes

RESOLUTION (2023-15)
RESOLUTION TO CONDUCT ELECTRONIC TAX SALE

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services, and

WHEREAS, the Director of the Division of Local Government Services has promulgated rules and regulations for pilot programs, and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investor/RealAuction.com to conduct pilot programs, and

WHEREAS, the rules and regulations authorize a municipality to submit an application for participation in the pilot program for an electronic tax sale, and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process, and

WHEREAS, the Elsinboro Township wishes to participate in the pilot program for an electronic tax sale.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Township Committee, County of Salem and State of New Jersey that the Tax Collector is hereby authorized to complete an application to participate in the electronic tax sale program and submit same to the Director of the Division of Local Government services

Motion McAllister Second Hogate 3 Ayes

RESOLUTION (2023-16)
RESOLUTION TO ALLOW A CHARGE
OF \$25.00 PER NOTICE OF TAX SALE ON
DELINQUENT ACCOUNTS

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services, and

WHEREAS, the rules and regulations allow said municipality to charge a fee of \$25.00 per notice for the creation, printing and mailing of said notice; and

WHEREAS, in an effort to more fairly assign greater fiscal responsibility to delinquent taxpayers, the Township of Elsinboro wishes to charge \$25.00 per notice mailed which will be assessed specifically to the delinquent accounts that are causing the need for a tax sale and not to the general tax base.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council, County of Salem and State of New Jersey that a fee of \$25.00 per notice be established and is hereby authorized and directed to be charged for each notice of tax sale that is sent in conjunction with the 2023 electronic tax sale.

Motion McAllister Second Hogate 3 Ayes

**Resolution of Support from Elsinboro Township Authorizing the Sustainable Jersey Grant Application
RESOLUTION NO. 2023-17**

WHEREAS, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic and social objectives are balanced and mutually supportive; and

WHEREAS, Elsinboro strives to save tax dollars, assure clean land, air and water, improve working and living environments; and

WHEREAS, Elsinboro is participating in the Sustainable Jersey Program; and

WHEREAS, one of the purposes of the Sustainable Jersey Program is to provide resources to municipalities to make progress on sustainability issues, and they have created a grant program called the Sustainable Jersey Small Grants Program;

THEREFORE, the Township Committee of Elsinboro Township would like to apply for the aforementioned Grant.

THEREFORE, BE IT RESOLVED, that township committee of the Township of Elsinboro, State of New Jersey, authorize the submission of the aforementioned Sustainable Jersey Grant.

Motion McAllister Second Hogate 3 Ayes

Motion to approve Tax Collectors Annual Report

Motion McAllister Second Hogate 3 Ayes

Motion to appoint Bill McGowan to Planning Board

Motion McAllister Second Hogate 3 Ayes

Police Report, Tax Collectors report, Building inspectors report and CO report to be made part of the minutes

Township Solicitor Arbittier informed the committee of the administrative letter from DEP's DAG in regard to the Tier B to Tier A change. The League is starting an unfunded mandate search.

Committee Reports

Emergency Management – Deputy Mayor McAllister has been informed the Master plan for Emergency Management is up for review and they are looking it over.

Community Development- Mayor Elwell shared the county road project regarding the raising of the road did not find any artifacts so they should be able to move

forward. He also spoke to the state about Oakwood Beach and the state is looking for additional options. Mayor Elwell also informed everyone that there was some vandalizing a couple of weeks ago. The Police have a few leads and have increased patrols.

Township Roads- Committeeman Hogate told us that Money Island Road is holding up with the repairs we made to it. He also checked the plow truck to make sure it is ready for snow. Committeeman Hogate went to the Salem County Road meeting and they are looking into Local issues to help out the towns.

Insurance- Committeeman Hogate attended all the required JIF meetings.

Administration-Mayor Elwell said our budget meeting went well and we are on task to stay below a penny. The codification of the Township ordinances is moving forward.

Open to Public Comment

Mr. Hart asked who takes care of the stormwater runoff on his road. Mayor Elwell responded the County of Salem does, he should call with his issues.

Mrs. Elwell wanted to let everyone know that there are people driving out in the fields behind Mr. Larks house. Mayor Elwell said they should call the police when they see this going on.

Date of Next Meeting: March 6, 2023

Motion for Adjournment at 7:35pm by McAllister Second Hogate 3 Ayes