

Elk Township Combined Planning / Zoning Board

AGENDA August 17, 2016 Regular Business Meeting

Call to Order:

I. Opening:

- A. Open Public Meeting Act: read by Board Secretary
- B. Roll Call
- C. Flag Salute
- D. Swear in Board's Professionals

II. Announcements:

Notice to Public and Applicants: Board policy is no new business will commence after 10:30 p.m. and all testimony will stop at 11:00 p.m., except for individuals wishing to speak during the general public session.

III. General Business:

- Resolution(s):

- 2016-17 Denying application for a minor subdivision with bulk variances to Thomas Rosa, regarding property located at West Boulevard, block 162, lots 6 & 7, application no.: SD-16-04
- 2016-18 Granting preliminary major subdivision approval for Silvergate phases 5 and 6 of a previously approved General Development Plan, regarding property located at Buck Road, Clayton-Aura Road and Fairview Road, block 65, lots 4.02 & 5, block 170, lots 14 & 18, and block 171, lot 9, to applicant Silvergate Associates, c/o The Quaker Group, application no.: SD-16-02
- 2016-19 Resolution to memorialize the adoption of the Master Plan Re-examination report and amendments to the Master Plan of the Township of Elk.

IV. Postponements:

James Gaglianone "D(1)" Use Variance & Site Plan waiver request, Block 33, lot 12.01, 719 Whig Lane. Application #ZB-15-09. The postponement date was mistakenly announced as August 17, 2016, the correct postponement date is September 21, 2016. Notice is required.

V. Old Business:

VI. New Business:

- 1) Smith Orchards, LLP, extension of time request to file minor subdivision deeds, 257 & 251 Union Street, Block 67, lots 23 & 25, resolution 2015-17, application number ZB-15-05
- 2) Valley of the Sun- Administrative Design Change Request to Resolution 2008-14, application number AD-16-06
- 3) Kevin Eaise- Use Variance – proposed landscaping business in Residential zone, 1198 Aura Road, block 175, lots 8 & 9, application number ZB-16-09
- 4) Redevelopment Resolutions R-98-2016 & R-99-2016 from Township Committee, directing Planning Board to prepare Redevelopment Plans.

VII. General Public Portion:

VIII. Correspondence:

IV. Adjournment:

NOTICE PURSUANT TO N.J.S.A 10:4-8(d):

The items listed on this tentative agenda of the combined Planning/Zoning Board of the Township of Elk constitutes the agenda to the extent known at the time of posting. Since this agenda is tentative, items may be added and/or deleted prior to the commencement of the meeting. Formal action may or may not be taken regarding each item listed on the final agenda.

Next Meeting: Wednesday, September 21, 2016 at 7:30 pm, Municipal Court Room