

Elk Township Planning and Zoning Board Meeting

Regular Business Meeting

August 19, 2015

Minutes

Call to Order: Board Chair called the meeting to order at 7:30pm.

Open Public Meeting Act: read by Board Secretary

Roll Call:

Present: Jay Hughes, Dave McCreery, James Rambo, Terry Ratzell, Richard Schmidt, Eugene Shoultz, Christine Yenner, Jeanne White

Also present: John C. Eastlack, Esquire, Board Solicitor, Leah Bruder of Bach Associates, Board Planner, Stan Bitgood of Federici & Akin, Board Engineer

Absent: Ed McKeever, Debra Penza, Amber Gonzalez

Flag Salute, led by Chairperson

Announcements:

Notice to Public and Applicants: Board policy is no new business will commence after 10:30 pm and all testimony will stop at 11:00 pm, except for individuals wishing to speak during the general public session. *An individual's comment will be limited in time to five (5) minutes during these general public comment sessions in order to give as many members of the public as are present, time to speak.*

General Business:

Approval of Minutes: July 15, 2015

Mr Shoultz moved to approve the minutes of July 15, 2015, Seconded by Ms. Yenner.

With all members in favor, *the motion was carried.*

Resolution(s):

2015-17 – a resolution certifying the preexisting non-conforming status of the structure located upon block 67 lot 23 commonly known as 257 Union Street and certifying the preexisting non-conforming uses of block 67 lot 25 commonly known as 251 Union Street and block 67 lot 26 commonly known as 247 Union Street to applicant, Smith Orchards, LLP.

Mr. Hughes moved to adopt resolution 2015-17. Seconded by Ms. Ratzell.

Roll Call:

Voting in favor: Hughes, McCreery, Ratzell, Schmidt, Shoultz, White

Against: None Abstain: None 6-0-0

2015-18 – a resolution of the Elk Township planning board granting a minor subdivision and variances for the properties known as block 67 lot 23 commonly known as 257 Union Street and block 67 lot 25 commonly known as 251 Union Street

Ms. Ratzell moved to adopt resolution 2015-18. Seconded by Mr. Schmidt.

Roll Call:

Voting in favor: Hughes, McCreery, Ratzell, Schmidt, Shoultz, White

Against: None **Abstain:** None 6-0-0

2015-19 – a resolution of the Elk Township Combined Planning/Zoning Board authorizing the firm of Bach Associates, PC to provide professional services as Interim Engineer.

Mr. Hughes moved to adopt resolution 2015-19. Seconded by Mr. Shoultz.

Roll Call:

Voting in favor: Hughes, McCreery, Rambo, Ratzell, Schmidt, Shoultz, Yenner, White

Against: None **Abstain:** None 8-0-0

Old Business: None

New Business:

Estate of Malcolm Roberts - Request for an extension of time to file minor subdivision deeds for block 47, lot 7, 610 Monroeville Road.

Attorney Timothy Prime forwarded correspondence to the board requesting a 90 extension of time for the recording of deeds to perfect the minor subdivision/ lot line adjustment of block 46, lots 7 due to delays in obtaining certain County approvals.

The board had no objection to granting the request.

Ms. Ratzell moved to grant the 90 day extension of time. Seconded by Mr. Shoultz.

Roll Call:

Voting in favor: Hughes, McCreery, Rambo, Ratzell, Schmidt, Shoultz, Yenner, White

Against: None **Abstain:** None 8-0-0

General Public Portion

Mr. Shoultz moved to open the general public portion, seconded by Ms. Ratzell.

With all members in favor, *the motion was carried.*

With no comment from the public, **Ms. Ratzell moved to close the general public portion, seconded by Ms. Yenner.** With all members in favor, *the motion was carried.*

Correspondence:

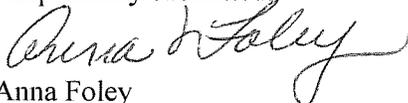
Board Solicitor commented that he was copied on the litigation (declaratory judgement action & motion for immunity from builder’s remedy litigation) filed by the Township Solicitor concerning COAH (Council on Affordable Housing). Mr. Eastlack will keep the board informed on any updates.

Adjournment:

Mr. Hughes moved to adjourn, Seconded by Ms. Ratzell. With all members in favor, *the motion was carried.*

Adjournment time: 7:48pm

Respectfully submitted,



Anna Foley
Board Secretary