

**Elk Township Combined Planning / Zoning Board  
680 Whig Lane Road, Monroeville, NJ 08343**

**\*Revised AGENDA  
February 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**

**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:**

- Minutes:
  - a) November 18, 2015
  - b) December 16, 2015
  - c) January 20, 2016, Reorganization Meeting
- Resolutions:  
2016-07 granting Final Major Subdivision Aura II, Sections 1A, 1B, 1C, 3A, 3B, block 29 lots 24.01, 28, 29, block 32 lots 1-9, Aura Road, to applicant Aura Investors, LLC

**IV. Old Business:**

**Postponed:** James Gaglianone "D(1)" Use Variance & Site Plan waiver request, change of use for three commercial, Block 33, lot 12.01, 719 Whig - **New Hearing date is March 16, 2016 public notice required**

**V. New Business:**

- Administrative Design Change-Request for de minimis exception for utilities, Block 72, lots 3 & 3.01, Buck Road, to applicant Stephen Ranson, application #AD-16-01
- "Aura Adult" Presentation by Aura Investors, LLC
- \*Silvergate Associates, Request for Legal Interpretation - General Development Plan
- Discussion of Housing Element of the Master Plan and Fair Share Plan, Steve Bach

**VI. General Public Portion**

**VII. Correspondence**

- "Chanticleer" Model Home, The Orchards at Aura by Canuso Homes – Submission of architectural elevation

**VIII. 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, March 16, 2016 7:30 pm, Municipal Court Room**