

Elk Township Combined Planning and Zoning Board

Reorganization Meeting

January 18, 2012

Minutes

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

Roll Call:

Present: Bill Carter, Phil Barbaro, David McCreery, Chuck Nicholson, Ed Pearson, Wayne Swanson, Jeanne White, Ed McKeever, Rich Tondo

Absent: Eugene Shoultz, Nick. Yovnello

Open Public Meeting Act: was read by the Board Secretary

Flag Salute: Secretary led in the flag salute.

➤ **Membership Reappointments for 2012**

The Board Secretary announced the following reappointments to the Combined Planning/Zoning Board for 2012:

Bill Carter, Class IV, 4 year term, expiring December 31, 2015
Jeanne White, Class IV, 4 year term, expiring December 31, 2015
Ed McKeever, Alternate #1, 2 year term expiring December 31, 2013.

Mayor Barbaro gave the oath of office to the reappointed members.

➤ **Nomination & Appointment of Chairman**

Member Jeanne White moved to open the floor for nominations for the position of Chairman.

Seconded by Mr. Pearson. With all members in favor, the motion was carried.

Mayor Barbaro made a motion to nominated Nick Yovnello for the position of Planning/Zoning Board Chairman. Mr. McCreery seconded the motion. With no other nominations Mrs. White moved to close the floor to nominations, seconded by Mr. Pearson.

Mr. Pearson moved to appoint Nick Yovnello as Chairman for the 2012 year, Seconded by Chuck Nicholson.

Roll Call:

Voting in favor: Carter, Barbaro, McCreery, Nicholson, Pearson, Swanson, White, McKeever, Tondo

Against: Abstain 9-0-0

➤ **Nomination & Appointment of Vice Chairman**

Mayor Barbaro moved to open the floor for nominations for the position of Vice Chairman for the year 2012, Seconded by Mr. Pearson. With all members in favor, the motion was carried.

Wayne Swanson made a motion to nominated Chuck Nicholson for the position of Planning/Zoning Board Vice Chairman. Mrs. White seconded the motion. With no other nominations, Mr. Pearson moved to close the floor to nominations, seconded by Mrs. White.

Mr. Pearson moved to appoint Chuck Nicholson as Vice Chairman for the 2012 year, Seconded by Mrs. White.

Roll Call:

Voting in favor: Carter, Barbaro, McCreery, Nicholson, Pearson, Swanson, White, McKeever, Tondo

Against: Abstain 9-0-0

➤ **Swearing in of Chairman & Vice Chairman**

Mayor Barbaro gave the oath of office to Chuck Nicholson and the meeting was turned over to the Vice Chairman.

➤ **Nominations/Appointments/Resolutions:**

Establish meeting dates, time and place for the year 2012.

The Board reviewed the meeting dates as outlined below for the third Wednesday of each month and unanimously agreed to change the November meeting date from November 21st to November 14th as Thanksgiving is on November 22nd. The meeting time and place will remain the same.

The following meeting dates, time and place for 2012 were read into the record by the Vice Chairman:

February 15, 2012	August 15, 2012
March 21, 2012	September 19, 2012
April 18, 2012	October 17, 2012
May 16, 2012	November 14, 2012
June 20 2012	December 19, 2012
July 18, 2012	January 16, 2013

Meeting Time: 7:30 pm

Meeting Place: Elk Township Municipal Court Room, 667 Whig Lane Road, Monroeville, NJ

Mr. McCreery made a motion to adopt the meeting dates, time and place as read into the record, Seconded by Mr. Pearson. With all members in favor, the motion was carried.

Designation of official and secondary newspapers.

Mr. Pearson made a motion to designate "The Gloucester County Times" as the official newspaper and "The Sentinel" as the secondary newspaper for the year 2012. Seconded by Mr. McCreery. With all members in favor, the motion was carried.

Nomination and appointment of Professional Services:

1) Nomination & appointment of Board Solicitor:

Mr. Pearson moved to open the floor for nominations for the position of Board Solicitor. Seconded by Mr. Carter. With all members in favor, the motion was carried.

Mrs. White moved to nominate Joan S. Adams. Seconded by Mr. Pearson. With no other nominations Mr. Pearson moved to close the floor to nominations, seconded by Mrs. White. With all members in favor the motion was carried.

Mr. Pearson moved to appoint Joan S. Adams, of the firm Adams & Adams, as board Solicitor for the year 2012. Seconded by Mrs. White.

Roll Call:

Voting in favor: Carter, Barbaro, McCreery, Nicholson, Pearson, Swanson, White, McKeever, Tondo

Against: Abstain 9-0-0

2) Nomination & appointment of Board Engineer:

Mrs. White moved to open the floor to nominations for the position of Board Engineer. Seconded by Mr. Pearson. With all members in favor, the motion was carried.

Mayor Barbaro moved to nominate the firm of Fralinger Engineering. Seconded by Mr. Pearson. With no other nominations Mr. Pearson moved to close the floor to nominations, seconded by Mrs. White. With all members in favor, the motion was carried.

Mr. Nicholson moved to appoint the firm of Fralinger Engineering, as Board Engineer for the year 2012. Seconded by Mr. Pearson.

Roll Call:

Voting in favor: Carter, Barbaro, McCreery, Nicholson, Pearson, Swanson, White, McKeever, Tondo

Against: Abstain 9-0-0

3) Nomination & appointment of Professional Planner:

Mr. Pearson moved to open the floor for nominations for the position of Professional Planner. Seconded by Mrs. White. With all members in favor, the motion was carried.

Mayor Barbaro moved to nominate Leah Furey Bruder. Seconded by Mr. Pearson. With no other nominations Mr. Pearson moved to close the floor to nominations, seconded by Mrs. White.

Mayor Barbaro moved to appoint Leah Furey Bruder of the firm Bach Associates as the Board's Professional Planner for the year 2012. Seconded by Mr. Swanson.

Roll Call:

Voting in favor: Carter, Barbaro, McCreery, Nicholson, Pearson, Swanson, White, McKeever, Tondo

Against: Abstain 9-0-0

4) Nomination & Appointment of a Board Secretary:

Mrs. White moved to open the floor for nominations for the position of Board Secretary. Seconded by Mr. Pearson. With all members in favor, the motion was carried.

Mr. Pearson moved to nominate Anna Foley. Seconded by Mr. Swanson. With no other nominations Mr. Pearson moved to close the floor to nominations, seconded by Mr. Swanson.

Mr. Nicholson moved to appoint Anna Foley as Board Secretary for the year 2012. Seconded by Mr. Pearson.

Roll Call:

Voting in favor: Carter, Barbaro, McCreery, Nicholson, Pearson, Swanson, White, McKeever, Tondo

Against: Abstain 9-0-0

5) Nomination & Appointment of a Conflict Planner:

Mr. Nicholson moved to open the floor for nominations for the position of Conflict Planner. Seconded by Mrs. White. With all members in favor, the motion was carried.

Mr. Swanson moved to nominate the firm of Fralinger Engineering. Seconded by Mayor Barbaro. With no other nominations Mr. Pearson moved to close the floor to nominations, seconded by Mr. Nicholson.

Mr. Nicholson moved to appoint the firm of Fralinger Engineering as Conflict Planner for the year 2012. Seconded by Mr. Pearson.

Roll Call:

Voting in favor: Carter, Barbaro, McCreery, Nicholson, Pearson, Swanson, White, McKeever, Tondo
Against: Abstain 9-0-0

6) Nomination & Appointment Conflict Engineer:

Mrs. White moved to open the floor for nominations for the position of Conflict Engineer for the year 2012. Seconded by Mr. Nicholson. With all members in favor, the motion was carried.

Mr. Swanson moved to nominate the firm of Bach Associates as Conflict Engineer for the year 2012. Seconded by Mr. Pearson. With no other nominations Mr. Pearson moved to close the floor to nominations, seconded by Mrs. White.

Mr. Nicholson moved to appoint the firm of Bach Associates as Conflict Planner for the year 2012. Seconded by Mrs. White

Roll Call:

Voting in favor: Carter, Barbaro, McCreery, Nicholson, Pearson, Swanson, White, McKeever, Tondo
Against: Abstain 9-0-0

➤ Resolutions

Adopt & Memorialize the following resolutions:

2012-01 - establishing dates, time and place of Planning/Zoning Board meetings for the year 2012

2012-02 – designation of the Official Newspaper & Secondary Newspaper for 2012

2012-03 - authorizing contract for services of a Board Solicitor for 2012

2012-04 - authorizing contract for professional Engineering services for 2012

2012-05 - authorizing contract for professional Planning services for 2012

2012-06 - appointing a Board Secretary for the year 2012

2012-07 - authorizing contract for professional services of a Conflict Engineer for 2012

2012-08 - authorizing contract for professional services of a Conflict Planner for 2012

Mr. Nicholson moved to adopt and memorialize resolutions 2012-01 through 2012-08, Seconded by Mr. Pearson. With all members in favor, the motion was carried.

➤ Swearing in of Professionals & Employees for the year 2011

Mayor Barbaro gave the oath of office to the 2012 appointed Professionals

➤ General Public Portion

Mrs. White moved to open to the General Public Portion, Seconded by Mr. Carter. With all members in favor, the motion was carried.

Robert Gaines, 912 Franklinville Road, South Harrison Township

Mr. Gaines distributed a hand-on spot-zoning (that he read into the record) along with a map/drawing of his parcel(s) located in Elk Township. Mr. Gaines explained since he was here last, he has met with an attorney (and a bank official) and the zone change to his property is considered “spot zoning” and this can’t be done. Mrs. Adams responded and explained whenever there is a zone change as a result of a formal Master Plan review; it is not “spot zoning.” Mrs. Adams added if Mr. Gaines’ attorney used that

phase (spot zoning), he must not have understood that there was a Master Plan review going on at that time and she would be glad to discuss the matter with him.

Mr. Gaines doesn't feel he should have to come back before the board for a variance and incur any additional expenses. Before turning the matter over to an attorney, he asks the board to think about it for another month and he'll return next meeting.

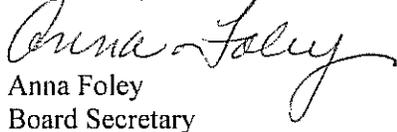
Mr. Pearson moved to close the public portion, seconded by Mr. Swanson. With all members in favor, the motion was carried.

➤ **Adjournment:**

Mrs. White moved to adjourn the Reorganization Meeting, Seconded by Mr. Nicholson. With all members in favor, the motion was carried.

Adjournment time: 7:59 pm

Respectfully submitted,

A handwritten signature in cursive script that reads "Anna Foley". The signature is written in black ink and is positioned to the right of the typed name.

Anna Foley
Board Secretary