

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

AGENDA
March 16, 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:

- Minutes:
February 17, 2016
- Resolutions:
 - 2016-08 - Corrective Resolution** placing resolution 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
 - 2016-09** - granting a de minimis exception to the residential site improvement requirements, regarding a previously approved minor subdivision, so that utilities can be placed overhead instead of underground, to Mr. Stephen Ranson, regarding property located on Buck Road, and being further shown as block 72, lots 3 and 3.01 on the tax maps of the Township of Elk, application no.: AD-16-01
 - 2016-10** - confirming a legal interpretation as to the expiration date for a previously granted General Development Plan ("GDP") to Silvergate Associates

IV. Old Business:

- James Gaglianone "D(1)" Use Variance & Site Plan waiver request, change of use for three commercial, Block 33, lot 12.01, 719 Whig. Public notice required (application No. ZB-15-09)

V. New Business:

- 1) Adoption of Amended Housing Element of the Master Plan and Fair Share Plan, Steve Bach, Board Planner
- 2) Discussion of Resolution-R-108-2015 "Area in Need of Development" from Township Committee requesting the planning Board undertake a preliminary investigation to determine whether certain properties within the Township of Elk would qualify to be determined as an Area in Need of Redevelopment," in accordance with NJSA 40A:12A-1 et. Seq., Steve Bach, Board Planner
- 3) Discussion of Resolution-R-43-2016 from Township Committee authorizing the planning board to conduct a preliminary investigation to determine whether certain lots in blocks (block 30, lot 21; block 52, lot 12.02 Qfarm; block 53, lot 1; block 55, lots 5 Qfarm, and 5.01 - 5.52; block 55.01, lots 1 Qfarm, and 2 - 7; block 55.02, lots 1 Qfarm, and 2 - 51; block 55.03, lots 1 Qfarm, and 2 - 18; block 55.04, lots 1 Qfarm, and 2 - 18; block 55.05, lots 1 Qfarm, and 2 -

17; block 56, lots 4 Qfarm, and 4, 11.02 and 12; block 62, lots 3.01 Qfarm and 3.02; block 63, lot 2.01 and 2.02 Qfarm; block 65, lots 4.02 Qfarm and 5 Qfarm; block 68, lot 7.02 Qfarm; block 170, lots 14 Qfarm and 18 Qfarm; block 171, lots 6 and 9; block 174, lot 1 Qfarm; and block 213, lot 3 and 3 Qfarm) qualifies as non-condemnation redevelopment area or an area in need of rehabilitation, Steve Bach, Board Planner

VI. General Public Portion

VII. Correspondence

VIII. Adjournment

DRAFT

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, April 20, 2016 7:30 pm, Municipal Court Room