

# Elk Township Planning and Zoning Board Meeting

## Regular Business Meeting

October 19, 2011

### Minutes

**Call to Order:** The Board Chairman called the meeting to order at 7:40 pm.

**Open Public Meeting Act:** read by the Board Secretary

**Roll Call:**

**Present:** Phil Barbaro, Chuck Nicholson, Eugene Shoultz, Jeanne White, Ed Pearson, Bill Carter, David McCreery, Wayne Swanson,

**Absent:** Nicholas Yovnello, Rich Tondo

Also present were the Board's professionals: Leah Furey Bruder, Planner, Carl Gaskill, Board Engineer and Joan Adams, Board Solicitor.

➤ **Announcements:**

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

- **Postponement:** Estate of Bertha Fogg, block 10, Lot 26 completeness hearing is postponed to the November 9, 2011 meeting at 7:30pm

- **Approval of minutes:** August 17, 2011

*Mr. Pearson moved to approve the minutes of August 17, 2011, Seconded by Mr. Shoultz. With all members in favor, the motion was carried.*

➤ **Resolutions:**

2011-18 - resolution granting minor subdivision, and variances for lands identified as block 54, lot 26.02 commonly known as 938 Aura Road, to applicants, Harry and Serena Holmes.

*Mr. Pearson moved to adopt resolution 2011-18, Seconded by Mrs. White*

**Roll Call:**

*In favor: Mayor Barbaro, Mr. Swanson, Mr. Nicholson, Mr. Shoultz, Mr. McCreery, Mrs. White, Mr. Pearson*

*Against: None*

*Abstain: None*

*7-0-0`*

2011-19 - resolution memorializing the determination of the planning board of Elk Township that the requested modification of the variance approval permitting the construction of an oversized accessory building on block 40 lot 11.01 and to change conditions numbers 5, 8, and 17 of resolution number 2010-31 represented a substantial change to the approval and could not be addressed in an administrative fashion and that the construction on site contains a second floor and not a loft to applicant, Craig Cerkez.

*Mr. Pearson moved to adopt resolution 2011-19, Seconded by Mrs. White*

**Roll Call:**

*In favor: Mr. Carter, Mr. Barbaro, Mr. Nicholson, Mr. Pearson, Shoultz, Mrs. White*  
*Against: None Abstain: None 6-0-0`*

2011-20-a resolution granting an extension of the vested rights period for the Silvergate general development plan (referred to as a master development plan approval) memorialized under resolution dated May 16, 1996 and granting a modification of condition number 5 to applicant, Silvergate Associates, c/o Nicholas Casey

*Mr. Carter moved to adopt resolution 2011-20. Seconded by Mr. Shoultz.*

*Roll Call:*

*In favor: Mr. Carter, Mr. Pearson, Mr. Shoultz, Mrs. White*  
*Against: None Abstain: None 4-0-0`*

➤ **Old Business: None**

➤ **New Business:**

1) **Weona Pond, Preliminary Major Subdivision with variances (5 lots), Block 44. Lot 1 Vivian Lane/Hughes Lane**

Rocco Tedesco, Esquire, 727 Landis Avenue, Vineland, NJ

Mr. Tedesco is requesting a postponement to the Board's November 9<sup>th</sup> meeting in order to meet with the fire official to resolve an issue. The applicant agrees to waive any time period requirements.

Mrs. Adams announced to the public, that the application for Weona Pond, LLC application is postponement to the November 9, 2011 meeting at 7:30pm held in the municipal court room.

➤ **General Public Portion:**

*Mr. Shoultz moved to open to the public, seconded by Mayor Barbaro. With all members in favor, the motion was carried.*

Dan Haynicz, Elk Road, has comments for the Weona Pond application and will save them for the public hearing.

*Mr. Nicholson moved to close to the public, seconded by Mrs. White.*

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

➤ **Correspondence: none**

➤ **Adjournment:**

*Mrs. White moved to adjourn, Seconded by Mr. Pearson.*

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

Adjournment time: 7:55 pm

Respectfully submitted,

  
Anna Foley, Board Secretary