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Elk Township Combined Planning and Zoning Board

Regular Business Meeting

May 16, 2018

Minutes

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

Roll Call:

Present: Matt Afflerbach, Bob Clark, Jay Hughes, Donna Nicholson, Richard Schmidt, Eugene Shoultz, Jeanne White, Frank Goss (alt 1)

Absent: Ed McKeever, Ed Poisker, Wayne Swanson (alt. 2)

Open Public Meeting Act: was read by the Board Secretary

Flag Salute: Chairperson led the flag salute.

Swear in Board Professionals:

Approval of Minutes:

- April 18, 2018

Mr. Shoultz moved to approve the minutes of April 18, 2018, Seconded by Mrs. Nicholson.
With all other members in favor, *the motion was carried.*

Resolution(s):

2018-11: Granting an Administrative Design Change as to construction phasing to Kevin Eaise, 28 Glassboro Road, Monroeville, NJ 08343 regarding property located at 1198 Aura Road (county route 667), block 175, lots 8 & 9, Application no.: AD-18-05

Mr. Hughes moved to adopt resolution 2018-11. Seconded by Mr. Schmidt.

Roll Call:

Voting in favor: *Clark, Hughes, Schmidt, Shoultz, White*

Against: *None* **Abstain:** *None* **5-0-0**

2018-12: Granting a minor subdivision to James J. & Patricia Filippello and Keith Sauer, regarding property located at 317 Cedar Bridge Road & 220 Hollywood Avenue, block 217, lots 15, 5 & 6, Application no.: AD-18-01

Mr. Hughes moved to adopt resolution 2018-12. Seconded by Mr. Afflerbach.

Roll Call:

Voting in favor: *Clark, Hughes, Nicholson, Schmidt, Shoultz, White*

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

2018-13: Granting a minor subdivision to John and Wieslawa Dzieniszewski, regarding property located at 1469 Ellis Mill Road, block 21, lot 5.01.
Application no.: SD-18-04

Mrs. Nicholson moved to adopt resolution 2018-13. Seconded by Mr. Hughes

Roll Call:

Voting in favor: Clark, Hughes, Nicholson, Schmidt, Shoultz, White

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

➤ Old Business: None

➤ New Business:

- Rowan University Mapping project – Suzanne McCarthy, Project Manager

A presentation was given to the Board by Dr. John Hassey of Rowan University Geospatial Research Lab.

NJ Map Build-out Modeler Project is an interactive website tool that helps visualize current and future zoning and its impacts on the environment for municipalities. The Buildout Modeler is hosted by NJ MAP (an interactive computer mapping technology created by Rowan which provides web-based information broken down by municipality. The tool's central focus is on nitrate impacts that will occur due to future development by local zoning ordinances. The tool allows towns to develop various zoning scenarios that the township might utilize in the future in order to be in compliance with NJ standards to more effectively plan and protect water resources.

The project is funded by NJDEP through a grant to Salem County and has subcontracted with Rowan University Geospatial Research Lab to generate the mapping and illustrations of what various zoning changes could look like. The project is currently in the pilot stages with four municipalities online- Elk Twp (Gloucester County), Carney's Point (Salem County), Hopewell Twp (Cumberland County), Oldmans Twp (Salem County) and eventually expanding to all of New Jersey. The site can be viewed at: <https://njmap2.com/buildout>

➤ **General Public Portion**

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

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

Robert McCracken, Monroeville Rd., made the board aware of a minor subdivision application recently submitted. Board Secretary commented the application is currently under review and that the Board members have not yet received the application.

Mr. Afflerbach moved to close the general public portion, seconded by Mr. Shoultz. With all members in favor, *the motion was carried.*

➤ **Correspondence:**

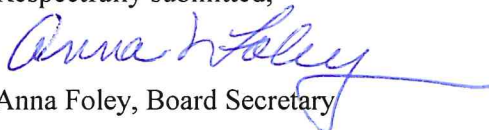
None

➤ **Adjournment:**

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

Adjournment time: 8:39 pm

Respectfully submitted,



Anna Foley, Board Secretary

ROWAN-SALEM-CUMBERLAND-GLOUCESTER PILOT PROJECT

A project of NJ MAP – Making local GIS data accessible for people who need it most.

Elk Township has been recommended to be one of four municipalities to participate in a pilot project to map and illustrate various zoning scenarios that the township might utilize in the future in order to be in compliance with New Jersey standards for groundwater.

The project is funded by the NJ Department of Environmental Protection through a grant to Salem County. The County has subcontracted to Rowan University's GeoLab to generate the mapping and illustrations of what various zoning changes could mean and what they would look like. The four study municipalities will provide guidance to what these tools should do and then test how well they work. The townships are Carneys Point and Oldmans in Salem County, Hopewell in Cumberland County, and Elk Township in Gloucester County.

The intention of the pilot project is to expand to all of New Jersey eventually so that municipal officials, professionals, and citizens throughout the state can perceive the results of their planning/zoning decisions for the future. The project is part of a larger Rowan University-created effort called "NJ MAP" which provides web-based information broken down by municipality that any individual can access about their community. Rowan has been developing NJMap for the past two years and it is now available at njmap2.com.

The Rowan-Salem-Cumberland-Gloucester project will address such questions as

- What does complete buildout at current zoning look like?
- What would our community look like if we tried noncontiguous clustering of new housing or business?
- What would zoning look like if we meet the new standards for groundwater dilution of nitrates from septic systems?
- Where in our township are the best locations for growth to occur other than in our sewerred areas, if any?
- How do we protect land values and fairness?
- What other planning or zoning scenarios do we need to consider for the future?

The project is already underway, with completion expected by the end of June of 2016. A Steering Committee will guide the project within each municipality. There will be three meetings with each township to gather data and ideas and to enable assessment of the web tools that will be developed.

