

+

Elk Township Combined Planning and Zoning Board
Regular Business Meeting Via Teleconference
Tuesday, November 10, 2020

Minutes

Call to Order: meeting called to order at 7:05 pm.

Roll Call:

Present: Matt Afflerbach, Bob Clark, Jay Hughes, Ed McKeever,
Wayne Swanson (alt. 2)

Absent: Donna Nicholson, Ed Poisker, Richard Schmidt, Eugene Shoultz,
Al Richardson, Jeanne White

Open Public Meeting Act: was read by the Board Secretary

Flag Salute: Vice Chairman Hughes led the flag salute.

Approval of Minutes:

1) October 21, 2020

Mr. Afflerbach moved to approve the minutes of October 21, 2020, Seconded by Mr. Swanson. With all other members in favor, the motion was carried.

Resolution(s):

2020-12: granting an extension of time of a prior bulk variance approval for 179 Railroad Avenue, block 35, lot 1.11 for Applicants Jeffrey and Sandra Tilden.
Application no: AD-20-06

Mr. Swanson moved to adopt resolution 2020-12. Seconded by Mr. Afflerbach.

Roll Call:

Voting in favor: Clark, Hughes, Swanson

Against: None

Abstain: None

3-0-0

➤ **Old Business:** None

➤ **New business:**

Redevelopment Plan- “The Village of Still Run” (F/K/A “Silvergate”) review for Master Plan consistency

Board Attorney explained the sole purpose of this review is for the Board to determine whether the redevelopment plan, as proposed, is consistent with the Township’s Master Plan.

This redevelopment plan specifically addresses the project area known as “Silvergate.” The Township will use the plan to stimulate revitalization, investment and redevelopment activities within the plans designated area. Township Committee’s Resolution No. 82-2016 designated the properties within the redevelopment area as a Non-Condensation Area in need of redevelopment.

Mr. Bach added some revisions are necessary to the report (mostly typographical) and have been prepared in coordination with the potential redeveloper. The redeveloper’s representative, James. Maley, Esquire, is present on this teleconference call. Board Planner, Steve Bach, gave a review of the Redevelopment Plan dated October 2020. Page 7 of the report lists all the properties within the plan and Page 8 lists the local goals.

Mr. Hughes asked why parcel block 62, lot 3.03, on page 7, was listed as this parcel was deeded to the Township by Silvergate for a future school site. Mr. Hughes was correct and it is considered part of the overall open space.

Mr. Bach reviewed some revisions, for example specific definition of “stacked townhouses and correction to footnote 7 on pages 19-24. On bottom of page 25, Mr. Bach explained under the section “Submission Requirements” – these requirements are in addition to Elk Township’s Land Use Ordinances.

Mr. Afflerbach moved to open to the public, seconded by Mr. Clark. With all member in favor the motion was carried.

Jim Maley, Esquire, representative of the owners of Still Run project. Mr. Maley asked his correspondence of October 24, 2020 to the Boards professionals be included as part of the record for the Boards deliberation. Some of the items in the letter have been resolved and clarified by Mr. Bach’s testimony and the changes will be incorporated within the plan revisions. A few other items to work out that will be part of an ongoing process with Township Committee to get this project underway.

Mr. Hughes commented the Board had not received a copy of Mr. Maley’s correspondence. Board Attorney Dale Taylor responded that was true; however, the Board’s Planner, Steve Bach, did receive the letter, took into advisement the issues raised by Mr. Maley, provided testimony and did make some adjustments. Since Mr. Bach had access to the letter as part of his review and preparation of the redevelopment plan, Mr. Maley’s letter of October 28, 2020 will be entered into the record as a document relied on and examined by Mr. Bach. Copies of the letter are available to Board members for review by contacting the Boar Secretary.

Mr. Bach, for the record, highlighted in general terms the follow items as outlined in the Maley/Givens letter of October 28, 2020:

- Open space requirement
- Affordable Housing Phasing
- Minimum lot sizes for infrastructure lots.
- Permitted uses in Phase I.
- Smaller lot zoning.
- Submission requirements.
- Minor subdivisions for utility lot relocation.
- Definition of multi-Family.

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

Mr. Afflerbach moved to recommend to Township Committee the adoption of the Redevelopment Plan dated October 2020 by Resolution 2020-13. Seconded by Mr. Clark.

Roll Call:

Voting in favor: Afflerbach, Clark, Hughes, McKeever, Swanson

Against: None Abstain: None 5-0-0

- 2) Volunteers for a subcommittee to review resumes for 2021 Professionals for the Board. The following three members volunteered- Jeanne White, Jay Hughes and Wayne Swanson. All members are welcome to review the resumes by contacting the Board Secretary.

Mr. Hughes moved to open to a General Public Portion, seconded by Mr. Swanson.

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

With no comment from the public, *Mr. Afflerbach moved to close the public, seconded by Mr. Swanson. With all members in favor, the motion was carried.*

➤ **Correspondence:** None.

➤ **Adjournment:**

Mr. Afflerbach moved to adjourn, Seconded by Mr. Swanson. With all members in favor, the motion was carried.

Adjournment time: 8:18 pm

Respectfully submitted,



Anna Foley, Board Secretary