

Elk Township Combined Planning and Zoning Board

Regular Business Meeting

June 15, 2022

Minutes

Call to Order:

Regular Business Meeting was called to order at 7:06 pm.

Roll Call:

Present: Mr. Clark, Mr. Lucas, Mr. McKeever, Mrs. Nicholson, Mr. Richardson,
Mr. Shoultz, Madam Chairwoman White,

Absent: Mr. Afflerbach, Mr. Hughes, Mr. Schmidt, Mr. Swanson (alt. 2)

Open Public Meeting Act: was read by the Board Secretary

Flag Salute: Madam Chairwoman White led the flag salute.

Approval of Minutes:

1) May 18, 2022

*Mr. Shoultz moved to approve the minutes of May 18, 2022,
Seconded by Mrs. Nicholson.*

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

New Business:

Completeness Hearing:

Andrew Melnychuck, Minor Subdivision with Bulk Variances and waivers

743 Clems Run, Block 27 Lot 4

Completeness followed by Public Hearing, Application #SD 22 - 01

Representing the applicant was Attorney Mike Aimino of Aimino & Dennen at 40 Newton Ave,
Woodbury, NJ 08096.

The following individuals were sworn to provide testimony:

Mr. Andrew Melnychuck applicant

Mr. Ed Eivivh neighbor/brother in law

Board Planner, Steve Bach of Bach Associates, referred to his letter dated June 8, 2022 and the Board's Engineer,
Stan Bitgood of Bryson & Yates review letter dated June 7, 2022 regarding the following requested waivers:

Item # 8 requires copies of applications to and certification of approvals from outside agencies. The applicant
should submit copies of any approvals to the Township.

Waiver is recommended for completeness only.

Item # 50 requires a tree protection plan.

Waiver is recommended.

*Mrs. Nicholson moved to grant the waivers and deem the application complete.
Seconded by Mr. Clark*

Roll Call:

Voting in favor:

*Mr. Clark, Mr. Lucas, Mr. McKeever, Mrs. Nicholson, Mr. Shoultz,
Mr. Richardson (alt. 1), Madam Chairwoman White*

Against: None Abstain: None 7-0-0

*Mr. Shoultz moved to open to the public, seconded by Mrs. Nicholson
With all members in favor, the motion was carried.
With no comment from the public, Mrs. Nicholson moved to close the public portion,
seconded by Mr. Shoultz.*

Mr. Clark moved to grant Minor Subdivision Approval with Bulk Variances, seconded by Mr. Lucas

Roll Call:

Voting in favor:

*Mr. Clark, Mr. Lucas, Mr. McKeever, Mrs. Nicholson, Mr. Shoultz,
Mr. Richardson (alt. 1), Madam Chairwoman White*

Against: None Abstain: None 7-0-0

Mr. Lucas and Mrs. Nicholson were excused from this next application, as it is a Zoning Board Matter only.

Completeness Hearing:

Joseph Cosgrove, Bulk Variance

300 Fislerville Rd, Block 2 Lot 1

Completeness followed by Public Hearing, Application #ZB 22 – 01

Representing the applicant was attorney Jeff Brennan of Baron & Brennan 1307 White Horse Pike,
Voorhees, NJ 08043

The following individuals were sworn in to provide testimony:

Mr. Joseph Cosgrove - applicant

Mr. Mark Cosgrove - son who lives at the property in the application

Board Planner Steven Bach referred to his letter dated May 25, 2022 and the Board's Engineer, Stan Bitgood of Bryson & Yates review letter dated June 13, 2022 regarding the following requested waivers:

Mr. Shoultz moved to grant a Bulk Variance, seconded by Mr. Clark

Roll Call:

Voting in favor:

Mr. Clark, Mr. McKeever, Mr. Shoultz,

Mr. Richardson (alt. 1), Madam Chairwoman White

Against: None

Abstain: None

5-0-0

Mr. Shoultz moved to enter into our General Public Portion, seconded by Mr. Clark

With all members in favor, the motion was carried.

*With no comment from the public, Mr. Clark moved to close the public portion,
seconded by Mr. Richardson.*

Correspondence: Copart has turned in additional paperwork to be reviewed by our Professionals.

Adjournment:

Mr. Clark moved to adjourn, seconded by Mr. Richardson

With all members in favor, the motion was carried.

Adjournment time: 8:14pm

Respectfully submitted,

Ann Marie Weitzel, Board Secretary