

Elk Township Combined Planning and Zoning Board

Regular Business Meeting August 16, 2023

Minutes

Call to Order:

Regular Business Meeting was called to order at 7:02pm.

Roll Call:

Present: Mr. Goetsch, Mr. Hughes, Mr. Richardson, Madam Chairwoman White

Absent: Mr. Afflerbach, Mr. Lucas, Mr. McKeever, Mrs. Nicholson,
Mrs. Wheeler, Mr. Wolf (alt 1), 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: July 19, 2023

*Mr. Goetsch moved to approve the minutes of April 19, 2023,
Seconded by Mr. Hughes
With all other members in favor, the motion was carried.*

Old Business: None

New Business:

- **Resolution 2023 -09 granting conditional use and Preliminary and Final Major Site Plan approval to Adelante Partners, LLC regarding property located at 125 Buck Road and being further shown as Block 72 Lot 4 on the Tax Maps of the Township of Elk, Application NO.:SP 23-01**

*Mr. Hughes moved to adopt resolution 2023 – 09 with the amended items
approved by our professionals
Seconded by Mr. Richardson.*

Roll Call:

Voting in favor: Mr. Goetsch, Mr. Hughes, Mr. Richardson, Madam Chairwoman White

Abstaining: None

For: 4 Against: 0 Abstain: 0 4-0-0

**Mr. Hughes moved to enter into our General Public Portion, seconded by Mr. Goetsch
With all members in favor, the motion was carried.**

Sean Maccarelli of 48 Spaulding Drive asked about the proposed Truck Stop at Rt. 538 and Rt. 553 and the Silvergate project.

Chairwoman White stated that no application has been turned in regarding the Truck Stop but when they do come in they would come to the Planning & Zoning Board.

Mr. Maccarelli asked who determines what is zoned and where.

Mr. Taylor, Board Solicitor, spoke about Zoning.

Mrs. White, Board Chairman, stated that the Zoning Ordinances are determined by the Master Plan of Elk Township.

Mr. Hughes added that every zone has a description as to the permitted uses in that zone.

Mr. Bitgood, Board Engineer, stated that the Master Plan is an umbrella document that guides you as to such things as the Zoning Ordinances that the town abides by.

Discussion ensued regarding the Cannabis Overlay on the Zoning Map.

Mr. Maccarelli stated that he is in opposition to the Proposed Truck Stop, Cannabis Overlay and Silvergate.

Darlema Bey of 507 Arch Street asked what Township entity would someone go to regarding Child Playing Signs at Stanger and Harrison Avenues.

Chairwoman White stated that the Elk Township Committee would be the entity to speak with.

Marion Finocki of Swedesboro Rd asked for a timeline for the construction of Silvergate in the area off of Rt. 538.

Mr. Hughes stated that construction off of Rt. 538 is an approved housing development off of Daisy Ave and has nothing to do with Silvergate.

Chairwoman White stated that no applications have been submitted for Silvergate.

Chris Creta of 253 Daisy Ave asked if Engine Braking will be looked into on Township Roads if the proposed Truck Stop is approved and by whom.

Chairwoman White stated that the Elk Township Committee would be the one to hear that.

***Mr. Hughes moved to close the General Public Portion, Seconded by Mr. Richardson.
With all members in favor, the motion was carried.***

Adjournment:

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

Adjournment time: ***7:47 pm***

These minutes are a brief summary of the proceedings that took place during the Elk Township Planning & Zoning Board meeting held August 16, 2023 and should not be taken as verbatim testimony.

Respectfully submitted,

Ann Marie Weitzel, Board Secretary