

Elk Township Combined Planning and Zoning Board

Regular Business Meeting March 20, 2024

Minutes

Call to Order:

Regular Business Meeting was called to order at 7:01pm.

Roll Call:

Present: Mr. Goetsch, Mr. Hughes, Mr. Lucas, Mr. McKeever,
Mrs. Nicholson, Mrs. Wheeler, Mr. Wolf,
Mr. Peterson (alt 1), Mr. Swanson (alt 2), Chairman Afflerbach

Absent: Mr. Richardson

Open Public Meeting Act: was read by the Board Secretary

Flag Salute: Chairman Afflerbach led the flag salute.

Concept Plan Review: None

Approval of Minutes: February 21, 2024

*Mr. Hughes moved to approve the minutes of January 17, 2024
Seconded by Mrs. Nicholson*

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

General Business:

Resolution 2024 – 07 granting Minor Subdivision, to the Estate of Amy Marple, regarding property located at 496 & 502 Bridgeton Pike, Mullica Hill and being further shown as Block 5, Lots 8, 9, and 9.01 on the Tax Maps of the Township of Elk, Application No.: SD-24-01

Mrs. Nicholson moved to adopt resolution 2024 - 07. Seconded by Mr. Lucas.

Roll Call Vote					Roll Call Vote				
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Goetsch	Y				Wheeler	Y			
Hughes	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)				
McKeever	Y				Swanson (Alt. 2)				
Nicholson	Y				Afflerbach (Chair)	Y			
Richardson				Y					

For: 8

Against: 0

Abstain: 0

8-0-0

Review of Aura 3 Redevelopment Plan

Steve Bach, Township Engineer, stated that the purpose of this review is to determine that this Redevelopment Plan is consistent with Elk Township's Master Plan.

Mr. Bach stated that this is a replacement redevelopment plan for the previous Aura 3 Redevelopment Plan that was already determined to be consistent with the Master Plan by the Board.

The previous Redevelopment Plan consisted of the Wellness Village had a potential to yield 1500 Residential Units plus a Neighborhood Commercial.

This new Redevelopment Plan would yield just over 900 Units, consisting over 55 an older, Active Adult, Townhomes and Apartments.

This Redevelopment Plan is also consistent with our Affordable Housing Plan.

Items that needed to be outlined were: Density Requirements, Block and Lots and different Housing Types.

The Housing Types are generally consistent with the previously approved plan with the except the yield will go down significantly.

Mrs. Candace Kanaplue, Township Planner, spoke about Land Use Goal # 1 which is to utilize the Planned Unit Development and Cluster concepts where appropriate to regulate pace and intensity of development within the Route 55 growth corridor.

Mrs. Candace Kanaplue, Township Planner, spoke about the Housing Plan Goal # 2 which is to provide a broad range of housing types for permanent residents.

Mrs. Candace Kanaplue, Township Planner, spoke about the Circulation Plan Goal # 3 which is to provide fore more efficient movement of people and goods through the improvement of the Township Transportation System.

Mrs. Candace Kanaplue, Township Planner, spoke about the Utility Plan Goal # 4 which is to promote the orderly development of utility services to satisfy the needs of the Township population.

Mrs. Candace Kanaplue, Township Planner, spoke about the Recreation Plan Goal # 6 which is to provide for the comprehensive system of public recreation facilities to serve all segments of the population.

Mrs. Candace Kanaplue, Township Planner, spoke about the 2006 Master Plan Reexamination Report Goals which are:

- **Provide a balanced land use development pattern**
- **Provide for a broad range of housing types**
- **Promote the orderly development of utility services**

Steve Bach, Township Engineer stated that this area is already in need of redevelopment and that Township Committee has already reviewed the plan and introduced it by ordinance what the Planning & Zoning Board is going to do is to determine if it is consistent with the Master Plan.

Steve Bach, Township Engineer stated that if the Planning & Zoning Board deems this Redevelopment Plan consistent with the Master Plan it will then go back to the Township Committee for a second reading. If it passes it will be become a Zoning Guide for any redevelopment.

The Redeveloper still would need to come back to Township Committee and submit the necessary items for submission of a Redevelopment Plan. Once the Township Committee is satisfied, they will name a Redeveloper who can then utilize this plan to come before the Planning & Zoning Board.

Steve Bach, Township Engineer stated that potable water and sanitary sewer must be provided to all the units in this redevelopment area under this redevelopment plan.

Matt Afflerbach asked if this plan falls into line with the Fair Housing Acts.

Mrs. Candace Kanaplue, Township Planner, stated that yes, it is.

Mr. Jay Hughes asked if the privately owned parcels neighboring this Redevelopment Plan would be like any other parcel privately owned and able to do what they wanted within the guidelines of the Township.

Mrs. Candace Kanaplue, Township Planner, stated that the uses would remain the same for those parcels.

Mr. Jay Hughes asked if there is the potential to have an influx of school aged children coming from these new parcels.

Mrs. Candace Kanaplue, Township Planner, stated yes.

Mr. Jay Hughes stated that water and sewer needs to come to Aura School as soon as possible coming from this Redevelopment Plan. It would allow the septic holding tank not have to be continually pumped. Regarding the water, with properly sized water main and properly sized spaced fire hydrants there would be a significant decrease in the insurance premium that the school pays and would therefore decrease the cost to the taxpayers of Elk.

Mr. Steve Bach, Township Engineer, stated that the Water and Sewer will be directed by the utility that will be operating that which is Aqua NJ.

Mr. Steve Bach, Township Engineer told Mr. Jay Hughes to get a letter of interest of concern from the School Board directed to Aqua NJ that way when improvements and permitting are being done, they will know of the need and concern of the school district.

Mr. Hughes moved to approve and forward this Aura 3 Redevelopment Plan back to Township Committee. Seconded by Mr. Lucas.

Roll Call Vote					Roll Call Vote				
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Goetsch	Y				Wheeler	Y			
Hughes	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)				
McKeever	Y				Swanson (Alt. 2)				
Nicholson	Y				Afflerbach (Chair)	Y			
Richardson				Y					

For: 8 Against: 0 Abstain: 0 8-0-0

Old Business: None

New Business:

Cherena Cheng, Major Subdivision
 Blk 143 Lot 1, 7th and Douglas St. Glassboro, NJ 08028
 Application No. SD-24-02
 Completeness Hearing Only

Board Engineer, Steve Bach referred to the Engineer’s and Planner’s review letter dated March 14, 2024 regarding the following requested waivers:

Item # 29 requires an environmental impact statement as per §96-44.
This waiver is not recommended.

Item # 30 requires a Phase 1 Environmental Assessment Report conforming to current ASTM standards in accordance with §62A.
This waiver is not recommended.

Item # 31 requires Traffic Impact Study prepared, signed and sealed by a licensed professional engineer in NJ. If a full traffic study is not needed, the Board may request a modified traffic impact statement.
Our office has no objection to a waiver being granted for this item.

Item # 49 requires the location of all existing trees or tree masses, indicating general sizes and species of trees in accordance with Township Ordinances.
Our office has no objection to a waiver being granted for this item.

Item # 68 requires a Floor Plan and front elevation of all proposed principal buildings and contemplated accessory buildings and structures, and any elevations in public view.
Our office has no objection to a waiver being granted for this item.

Item # 76 requires a Recreation Facilities Plan and details where applicable in accordance with section §96-55.

Waiver is not recommended. The applicant shall provide information as to their proposed compliance with §96-55 or request a variance from requirement.

The applicant has not requested the following waivers from the Land Development Checklist, but they have not been provided:

Item # 15 requires a statement providing an overview of the proposed uses of the land and improvements, alterations or additions.

Our office has no objection to a waiver being granted for this item.

Item # 19 requires proposed street names and new block/lot numbers approved by the tax assessor.

This waiver is recommended for Completeness only

Item # 32 requires a copy of Requests to Township Committee for any required ordinances related to the proposal (to invoke Title 39, etc).

This waiver is recommended for Completeness only.

Item # 33 requires Statement and demonstration of compliance with affordable housing requirements as applicable, including §70-4.

This waiver is recommended for Completeness only.

Item # 36 requires copy of any protective covenants, easements and restrictions of record. Include current Title Policy.

This waiver is recommended for Completeness only.

Item # 37 requires drafts of proposed protective covenants, deed restrictions or easements for review by the Land Use Board and its professional staff.

This waiver is recommended for Completeness only.

Item # 42 requires Structures and wooded areas within 200 feet of property line.

This waiver is recommended for Completeness only.

Item # 50 Tree Protection Plan, limits of clearing in accordance with Township Ordinances

This waiver is recommended for Completeness only.

Item # 51 requires relocation, design and dimensions of open space areas, conservation areas, buffer areas, pedestrian walkways and any recreation areas and facilities proposed by the developer.

This waiver is recommended for Completeness only.

Item # 52 requires a method by which common/public open space or commonly held building or structure is to be owned and maintained.

This waiver is recommended for Completeness only.

Item # 54 Requires identification of abutting lands currently, or recently assessed as farmland or agricultural use.

This waiver is recommended for completeness only. Per the Land Development Checklist and the Borough Code definition of “agriculture buffer”, proposed Lot 1.04 is considered adjacent to Qualified Farm Parcel Block 65 Lot 5.

Item # 62 requires Location of fire hydrants and streetlights.

This waiver is recommended for Completeness only.

Item # 68 requires a floor plan and front elevations of all proposed principal buildings and contemplated accessory buildings and structures, and any elevations in public view.

This waiver is recommended for Completeness only.

Item # 70 requires a lighting plan showing the location, height, light distribution, design and distance from intersections of all freestanding, building mounted, sign lighting and ground lighting.

This waiver is recommended for Completeness only.

Mrs. Nicholson asked why a subdivision with only 4 lots would need a recreation plan.

Mr. Steve Bach, Township Engineer stated that a Tot Lot is required but if they do not want a Tot Lot, they can ask for a Variance.

Mrs. Nicholson why we would deem this application incomplete if they still need to provide these items.

Mr. Steve Bach, Township Engineer stated that it is his recommendation that the Board deem the application incomplete.

Mr. Brian Clancy, Township Solicitor stated that deeming it incomplete would stop the clock on the application and once they submit the requires items the clock would start again.

Mr. Steve Bach, Township Engineer stated that he spoke with the applicant’s attorney and they know that the application was incomplete and they are working on obtaining the necessary items listed.

Mr. Lucas moved to grant the waivers and deem the application incomplete. Seconded by Mr. Hughes.

Roll Call Vote					Roll Call Vote				
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Goetsch	Y				Wheeler	Y			
Hughes	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)				
McKeever	Y				Swanson (Alt. 2)				
Nicholson	Y				Afflerbach (Chair)	Y			
Richardson				Y					

For: 8

Against: 0

Abstain: 0

8-0-0

Filippo Cammarata
 149 Railroad Ave Monroeville, NJ 08343
 Application No. ZB-24-01
 Completeness Hearing Only

Board Engineer, Steve Bach referred to the Engineer’s and Planner’s review letter dated March 8, 2024 regarding the following requested waivers:

Item # 6 Names and addresses of witnesses
This waiver is recommended for Completeness only.

Item # 53 Requires the applicant to indicate any historic structures located within 200 feet of the property.
This waiver is recommended.

Item # 55 requires contours at 2 foot intervals.
This waiver is recommended.

Item # 67 requires the applicant to provide percolation tests and test borings.
This waiver is recommended.

*Mr. Wolf moved to deem the application complete.
 Seconded by Mr. Goetsch.*

Roll Call Vote				Roll Call Vote					
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Goetsch	Y				Wheeler	Y			
Hughes	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)				
McKeever	Y				Swanson (Alt. 2)				
Nicholson	Y				Afflerbach (Chair)	Y			
Richardson				Y					

For: 8 Against: 0 Abstain: 0 8-0-0

*Mr. Hughes moved to open the General Public Portion, seconded by Mr. Swanson.
 With all members in favor, the motion was carried.*

Shawn Reed of 9 Vivian Lane asked if any Site Plan has been presented to the Board regarding Buck Farm on Buck Road.

Planning Board Secretary Ann Marie Weitzel responded no site plan has been turned in regarding that address.

Shawn Reed stated that some of the land that the owner had already cleared seemed to be encroaching on the Wetlands.

Shawn Reed stated that there is a pretty significant amount of development going on and that the owner has said that he has intentions of using that property as a Commercial Property.

Shawn Reed also states the owner is storing Tree Service vehicles for about 9 months and they are dumping the waste from the Tree Service on the property.

Mr. Steve Bach, Township Engineer stated that Mr. Reed should reach out to the Zoning Official.

Shawn Reed stated that Vivian Lane is deteriorating due to the constant truck traffic.

Sam Maccarelli of 48 Spaulding Drive voiced his opposition to Aura 3 and Silvergate and that they take away from the country feel of this town.

Brian Clancy, Township Solicitor, stated that the Township Committee will ultimately approve or deny the Redevelopment Plan.

Sam Maccarelli stated that the Master Plan of Elk Township was subjective.

Brian Clancy, Township Solicitor, stated that the Master Plan contains many different elements.

Steve Bach, Township Engineer, stated that it is a Planning Document that has general goals and objectives for the Township.

Steve Bach, Township Engineer, stated that he believes that Elk Township is second in the County for Preserved Farmland and more is being preserved each year. He also stated that there is a lot of rural, farmland in the Township that is not preserved and open for development. That is what caused the Affordable Housing pressures that the Township underwent in 2015. If the original thoughts and interjections held up there would be significantly more residential units than the current plan.

Rodney Wall of 131 Stockton Ct asked why he wasn't notified of the Cannabis Overlay on Buck Rd and Elk Rd.

Candace Kanaplue, Board Planner stated that it was not rezoned it was an overlay, the underling zoning stays in place, and she doesn't know why he wasn't noticed.

John and Jacqueline of Bridgeton Pike asked on the status of the Sure Land Application.

Planning Board Secretary Ann Marie Weitzel responded that correspondence has been received regarding the withdrawal of the Sure Land Application.

Chris Creta of Daisy Ave asked if the State owns Preserved Farmland.

Steve Bach, Township Engineer, stated that the individual person who owns the Farm is the owner and can sell to another person who owns Preserved Farmland. The owner trades their development rights for funds, but the deed restriction stays forever.

Mr. Creta asked about the redesign of the Elk Township website and most of the information is inaccessible.

Planning Board Secretary Ann Marie Weitzel responded that it is under construction.

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

Correspondence: Sure Land has withdrawn their application.

Adjournment:

Mr. Wolf moved to adjourn, seconded by Mr. McKeever. With all members in favor, the motion was carried.

Adjournment time: ***8:12 pm***

These minutes are a brief summary of the proceedings that took place during the Elk Township Planning & Zoning Board meeting held March 20, 2024 and should not be taken as verbatim testimony.

Respectfully submitted,

Ann Marie Weitzel, Board Secretary