

# Elk Township Combined Planning and Zoning Board

## Regular Business Meeting

April 17, 2024

### Minutes

**Call to Order:**

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

**Roll Call:**

**Present:** Mr. Goetsch, Mr. McKeever, Mr. Richardson, Mrs. Wheeler, Mr. Wolf,  
Mr. Swanson (alt 2), Chairman Afflerbach

**Absent:** Mr. Hughes, Mr. Lucas, Mrs. Nicholson, Mr. Peterson (alt 1),

**Open Public Meeting Act:** was read by the Board Secretary

**Flag Salute:** Chairman Afflerbach led the flag salute.

**Concept Plan Review:** Mr. Afflerbach gave a brief report of the Concept Plan Review that took place prior to this meeting regarding Zone Striping Bulk Variance.

**Approval of Minutes:** March 20, 2024

*Mr. Wolf moved to approve the minutes of March 20, 2024*

*Seconded by Mrs. Wheeler*

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

**General Business:**

**Old Business:** None

**New Business:**

Filippo Cammarata

149 Railroad Ave Monroeville, NJ 08343

Application No. ZB-24-01

Completeness was granted at the March 20, 2024 Meeting

Board Planner, Candace Kanaplue, referred to the Engineer's and Planner's Review Letter dated March 8, 2024 regarding the following:

This Application is for a Bulk Variance for relief to allow a 584 square foot shed within the side yard setback on a property at 149 Railroad Ave, located in the Rural Environmental District.

The Application was deemed complete on March 20, 2024 by this Board.

The Variance that is being asked for is a Maximum Accessory Structure side yard setback where 20 feet is required and the applicant is proposing 18.92 feet.

The height of the shed is 11 feet 6 inches, confirmed by the Applicant, which falls below the 25 foot height allowance.

Filippo Cammarata, the Applicant testified that the General Contractor made a mistake and put the shed in the wrong place.

Filippo Cammarata, the Applicant testified that in order for the shed to be moved into the proper area on the property, 3 trees would need to be removed and he felt that they had removed enough trees to accommodate the house.

Steve Bach, Planning & Zoning Engineer, stated that based on the submitted survey, the applicant built his house, driveway, well and shed in the front part of the property due to there being wetlands and a wetlands buffer, the Applicant concurred.

Steve Bach, Planning & Zoning Engineer stated that about 75 – 80% of the property is restricted from any building, the Applicant concurred.

Steve Bach, Planning & Zoning Engineer asked if the applicant was limited to where he could place improvements on his property, the Applicant stated yes, he was limited.

Steve Bach, Planning & Zoning Engineer asked if there are any improvements within 100ft of his property line, the Applicant stated there was not.

Chairman, Mr. Afflerbach asked if any of the members of the Board have questions, no one did.

Brian Clancy, Planning & Zoning Solicitor, stated that this shed is intruding onto the setback by 1.08 feet, the Applicant concurred.

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

**Mr. Goetsch moved to close to the Public, seconded by Mr. Swanson.** With all members in favor, **the motion was carried.**

**Mr. Swanson moved to grant Bulk Variance Relief for a shed to Filippo Cammarata at 149 Railroad Ave Monroeville, NJ 08343, seconded by Mr. Richardson.**

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

**For: 6**

**Against: 0**

**Abstain: 0**

**6-0-0**

**Mr. Richardson moved to enter the General Public Portion of the Meeting, seconded by Mr. Goetsch.** With all members in favor, **the motion was carried.**

Sean Reed of 9 Vivian Lane stated that he received a Certified Letter regarding a Letter of Interpretation pertaining to Wetlands adjacent to his property regarding an ongoing project. He stated that at the bottom of the map attached it says Elk Cannabis. He asked what the Cannabis Overlay is.

Steve Bach, Planning & Zoning Engineer, gave a description of the Cannabis Overlay Ordinance, which can be found online.

Chris Creta of 253 Daisy Ave asked if there was any news on Ewan Lake.

Chairman Matt Afflerbach stated that no applications have come before the board regarding this.

***Mr. Goetsch moved to close the General Public Portion of the Meeting, seconded by Mr. Richardson. With all members in favor, the motion was carried.***

***Correspondence: None***

***Adjournment:***

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

Adjournment time: ***7:22 pm***

**These minutes are a brief summary of the proceedings that took place during the Elk Township Planning & Zoning Board meeting held April 17, 2024 and should not be taken as verbatim testimony.**

Respectfully submitted,

Ann Marie Weitzel, Board Secretary