

Elk Township Combined Planning and Zoning Board

Regular Business Meeting May 15, 2024

Minutes

Call to Order:

Regular Business Meeting was called to order at 7:00pm.

Roll Call:

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

Absent: Mr. Hughes, Mr. Lucas, Mrs. Nicholson,

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: April 17, 2024

Mr. Goetsch moved to approve the minutes of April 17, 2024

Seconded by Mr. McKeever

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

General Business:

Memorialize Resolution: 2024 – 09 granting Bulk Variance Relief approval to Filippo Cammarata, regarding property located at 149 Railroad Avenue, and being further shown as Block 35, Lot 4.01 on the Tax Maps of the Township of Elk, Application No.: ZB-24-01

Mr. Swanson moved to adopt resolution 2024 - 09. Seconded by Mr. Goetsch.

With all members in favor, the motion was carried.

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)	-	-	-	-
McKeever	Y	-	-	-	Swanson (Alt. 2)				
Nicholson	-	-	-	A	Afflerbach (Chair)	Y	-	-	-
Richardson	Y	-	-	-					

For: 6 Against: 0 Abstain: 0 6-0-0

Old Business: None

New Business:

Completeness Only Review of Use Variance for Copart of Connecticut,
Jacob Harris Lane Block 66 Lot 1.04
Application Number ZB-24-02

Board Planner, Candace Kanaplue, referred to the Engineer’s and Planner’s Review Letter dated May 10, 2024 regarding the following:

This Application is for a Use Variance for relief to allow the expansion of a salvage yard in a zone where it is not prohibited, on a property at Jacob Harris Lane, located in the M-1 Manufacturing District.

The applicant has requested waivers from the following Land Development Checklist items:

Item #8 Requires copies of applications and approvals of outside agencies.
Waiver recommended for this item for completeness only.

Item #29 Requires an environmental impact statement as per §96-44.
Our office has no objection to a waiver being granted for this item.

Item #30 Requires a Phase 1 Environmental Assessment report conforming to current ASTM standards in accordance with §62A.

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

Item #31 Requires a 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 #45 Requires the calculation of required number of parking spaces and total number of parking spaces provided.

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

Item #47 Requires a landscape plan in accordance with section 96-31 C(20) and 96-32B(7) and buffering plan in accordance with section 96-47 showing what vegetation will remain and what will be planted (common and botanical name), indicating names of plants and trees and dimensions, approximate time of planting, method of planting, and corner sight distance triangles in accordance with 96-50.

The applicant has requested a waiver from this item. However, a landscape plan was provided. No waiver required.

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 #50 Requires a Tree Protection Plan, limits of clearing in accordance with Township Ordinances.

Waiver recommended for this item for completeness only.

Item #65 Requires preliminary plans and profiles of proposed utility layouts and connections to existing or proposed utility systems and water and sewer facilities.

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

Item #75 Requires utilities, preliminary plans and profiles of proposed scale of not more than one (1) inch equals fifty (50) feet horizontally and one (1) inch equals five (5) feet vertically showing connections to existing and proposed utility systems.

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

The applicant did not request waivers from the following Land Development Checklist items but has not provided:

Item #41 Requires the locations of existing wells and septic systems and distances between them, and on adjacent properties where required by the Board.

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

Item #77 Requires the size, type, copy and location of all proposed signs.

The applicant has not indicated that there were any proposed signs; therefore our office has no objection to a waiver being granted for this item.

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

Mr. Goetsch moved to open to the Public, seconded by Mr. Richardson.

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

Mr. Richardson moved to close to the Public, seconded by Mr. Goetsch.

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

Mr. Wolf moved to grant Completeness for a Use Variance to Copart of Connecticut, 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)	-	-	-	-
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 grant Completeness for a Site Plan to Copart of Connecticut, seconded by Mr. Wolf.

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)	-	-	-	-
McKeever	Y	-	-	-	Swanson (Alt. 2)	-	-	-	-
Nicholson	-	-	-	A	Afflerbach (Chair)	Y	-	-	-
Richardson	Y	-	-	-					

For: 6

Against: 0

Abstain: 0

6-0-0

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

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

Correspondence: None

Board Secretary, Ann Marie Weitzel, spoke regarding moving the date of the July meeting as a conflict has come up.

Adjournment:

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

With all members in favor, the motion was carried.

Adjournment time: **7:15 pm**

These minutes are a brief summary of the proceedings that took place during the Elk Township Planning & Zoning Board meeting held May 15, 2024 and should not be taken as verbatim testimony.

Respectfully submitted,

Ann Marie Weitzel, Board Secretary