

**Elk Township Combined Planning and Zoning Board
Regular Business Meeting**

August 21, 2024

Minutes

Call to Order:

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

Roll Call:

Present: Mr. Goetsch, Mr. Lucas, Mr. McKeever,
Mr. Wolf, Mr. Swanson (alt. 2), Chairman Afflerbach

Absent: Mr. Hughes, Mrs. Nicholson, Mr. Richardson, Mrs. Wheeler, 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: None

Approval of Minutes: July 10, 2024

Mr. Lucas moved to approve the minutes of July 10, 2024

Seconded by Mr. Wolf

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

General Business:

Memorialize Resolutions:

1. **Resolution 2024 – 11** Granting Minor Subdivision to Steve Considine regarding property located at 111 Railroad Ave, and being further shown as Block 36 Lot 9 on the Tax Maps of the Township of Elk, Application Number SD-24-02

Mr. Lucas moved to adopt resolution 2024 - 11. Seconded by Mr. Goetsch.

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

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

For: 5

Against: 0

Abstain: 1

5-0-1

Mr. Swanson abstained from the vote as he was not present at the previous meeting when the Application was heard and voted on.

2. **Resolution 2024 – 12** Granting Bulk Variance to Elrene Dabney regarding property located at 517 Empire Way, and being further shown as Block 29.08 Lot 2 on the Tax Maps of the Township of Elk, Application Number ZB-24-03

Mr. Goetsch moved to adopt resolution 2024 - 12. Seconded by Mr. Wolf.

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				A
Hughes				A	Wolf	Y			
Lucas	Y				Peterson (Alt. 1)				A
McKeever	Y				Swanson (Alt. 2)			Ab.	
Nicholson				A	Afflerbach (Chair)	Y			
Richardson				A					

For: 5

Against: 0

Abstain: 1

5-0-1

Mr. Swanson abstained from the vote as he was not present at the previous meeting when the Application was heard and voted on.

3. **Resolution 2024 – 13** Granting Preliminary & Final Major Site Plan Approval to Copart of Connecticut, Inc. regarding property located at Jacob Harris Lane, and being further shown as Block 66 Lot 1.04 on the Tax Maps of the Township of Elk, Application Number ZB-24-02

Mr. Wolf moved to adopt resolution 2024 - 13. 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				A
Hughes				A	Wolf	Y			
Lucas			Ab.		Peterson (Alt. 1)				A
McKeever	Y				Swanson (Alt. 2)			Ab.	
Nicholson				A	Afflerbach (Chair)	Y			
Richardson				A					

For: 4

Against: 0

Abstain: 2

4-0-2

Mr. Lucas and Mr. Swanson abstained from the vote as they was not present at the previous meeting when the Application was heard and voted on.

Old Business: None

New Business:

**1. Zone Striping Major Site Plan Block 30 Lot 14.01
718 Jacob Harris Lane Application No. SP-24-02
Completeness Hearing only**

Board Planner, Candace Kanaplue, referred to the Planner and Engineer’s Letter dated August 15, 2024.

- **#8** requires copies of applications to and certification of approvals from all outside agencies with jurisdiction over the proposal (Gloucester County, NJDEP, NJDOT, Soil Conservation District, etc.) **Waiver recommended for Completeness Only**

- Items # 29, 30, 31, 44, and 47 no objection to a waiver being granted.
- #49 requires the location of all existing trees or tree masses, indicating general sizes and species of trees in accordance with Township Ordinances.
Waiver is not recommended.
- #50 requires a tree Protection Plan, limits of clearing in accordance with Township Ordinances.

Attorney for Zone Striping David Thatcher of Thatcher & Passeralla 128 Ganttown Road Turnersville, New Jersey 08012 was sworn in by Planning & Zoning Solicitor Jeffrey Cheney.

Ed Pleczynski, of Zone Striping was sworn in by Planning & Zoning Solicitor Jeffrey Cheney.

Mr. Thatcher stated that they have no problem with locating/identifying trees on the Tree Protection Plan or submitting a Tree Protection Plan, but they are concerned that they will not have space on site to replant trees.

Mr. Thatcher stated that they estimate that they will need to remove 30 or so trees on site.

Mr. Thatcher asked if the Township has a Tree Replacement Fund that they could contribute to in lieu of replacing those trees.

Mr. Pleczynski stated that he was looking over the standard writing for the Ordinance concerning the Tree Protection Plan and it stated that it has optional fee that could be given to plant trees elsewhere in the Township.

Candace Kanaplue, Board Planner stated that could be possible and it would be discussed at the Site Plan Review.

Mrs. Kanaplue stated that if Zone Striping were to provide the general sizes of the trees to be removed and a Tree Protection Plan then this would be acceptable at the time of Site Plan review.

Matt Afflerbach, Planning & Zoning Board Chairperson asked if this would be acceptable for the Completeness Only and once, we get to the Site Plan Review it would come up for discussion again.

Mrs. Kanaplue agreed that if Zone Striping agrees to comply with the requirements of the Tree Protection Plan on the Site Plan that this will satisfy the requirements for Completeness Only regarding the Tree Protection Plan.

Jeffrey Cheney, Board Solicitor stated that he is not sure if the Township has adopted a Tree Protection Plan as of yet.

- Items # 51, 63, 65, 71, 75 and 82 no objection to a waiver being granted.

Mr. Thatcher stated that they are willing to work with the Township to figure out what to do regarding the Tree Protection Plan.

Mr. Afflerbach stated that Zone Striping has been in the Township a long time and we understand that they are willing to work together.

Mrs. Kanaplue asked that the information regarding the Tree Protection Plan be provided prior to the hearing so that the Planner and Engineer has enough time to review and make recommendations at the hearing.

Mr. Lucas moved to deem the application complete. Seconded by Mr. Wolf.

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

For: 6

Against: 0

Abstain: 0

6-0-0

Mr. Goetsch stated his vote of Yes was subject to the Tree Protection Plan being provided in the adequate time.

2. Rutkowski (Nicholson Property) Use Variance Block 34 Lot 7
900 Aura Rd Application No. ZB-24-04
Completeness Hearing only

Board Planner Candace Kanaplue, stated that the notice for this application was for the incorrect Block and Lot, therefore, this application cannot be heard today.

Mr. Afflerbach stated that once the applicant re-notices with the correct Block and Lot the application will be heard.

Mr. Lucas moved to enter the General Public Portion of the Meeting, seconded by Mr. Goetsch.

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

Mr. Goetsch moved to close the General Public Portion of the Meeting, seconded by Mr. Wolf.

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

Correspondence: None

Adjournment:

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

With all members in favor, the motion was carried.

Adjournment time: ***7:19 pm***

These minutes are a brief summary of the proceedings that took place during the Elk Township Planning & Zoning Board meeting held August 21, 2024 and should not be taken as verbatim testimony.

Respectfully submitted,

Ann Marie Weitzel, Board Secretary