

**Elk Township Combined Planning / Zoning Board
Reorganization Meeting Agenda**

Wednesday, January 15, 2025 7:00 pm

Call to Order:

I. Opening:

- A. Roll Call**
- B. Open Public Meeting Act**
- C. Flag Salute**

II. Membership Appointments & Oath of Office for 2025:

- *Dave Smith, Class I, Mayor's Designee, 1 year term, expires 12/31/25*
- *Al Richardson, Class II, Environmental, 1 year term, expires 12/31/25*
- *Nate Lucas, Class III, Committee, 1 year term, expires 12/31/25*
- *Matt Afflerbach, Class IV, 3 Year Term, expires 12/31/2028*
- *Ed McKeever, Class IV, 3 Year Term, expires 12/31/2028*
- *Donna Nicholson, Class IV, 3 Year Term, expires 12/31/2028*
- *Wayne Swanson, alternate 2, 1 Year Term, expires 12/31/26*

III. Nomination & Appointment of Chairperson for 2025

IV. Nomination & Appointment of Vice Chairperson for 2025

V. Oath of Office, Chairperson & Vice Chairperson

VI. Nominations, Appointments & Resolutions:

- a. Meeting Dates, Time & Place for the year 2025 and Reorganization Meeting
Date for 2025 **by Resolution # 2025 – 01**

Meeting Time: **7:00 pm**

Meeting Place: Elk Township Municipal Court Room, 680 Whig Lane

Meeting Dates: Third Wednesday of each month as follows (except for November):

February 19, 2025	August 20, 2025
March 19, 2025	September 17, 2025
April 16, 2025	October 15, 2025
May 21, 2025	November 05, 2025
June 18, 2025	December 17, 2025
July 16, 2025	January 21, 2025 (Reorganization only)

- b. Nomination to designate Official Newspaper
by Resolution #2025-02

- c. Nomination to appoint a Secretary to the Combined Planning/Zoning Board
by Resolution # 2025-03

- d. Nomination to appoint Professional Services of a Solicitor
by Resolution # 2025-04
- e. Nomination to appoint Professional Services of a Planner
by Resolution #2025-05
- f. Nomination to appoint Professional Services of an Engineer
by Resolution #2025-06

VII. Oath of Office to Professionals for the Year 2025

VIII. General Business:

- 1. **Approve Minutes from December 18, 2025**
- 2. **Resolution 2024 -16**
Harry & Serena Holmes Bulk Variance
930 Aura Rd Monroeville, NJ 08343, Block 54 Lot 26.03
Application No. ZB-24-03
- 3. **Resolution 2024 – 17**
D.R. Horton Preliminary Major Subdivision & Site Plan
Block 31 Lots 2.02, 5.02, 7 & 22;
Block 32 Lots 1 & 2
Block 58 Lot 1
Application No. SD- 24-03

IX. New Business:

Country Roads Cannabis Establishment – Site Plan Approval
730 Buck Road Block 44 Lot 4 on the Tax Maps of Elk Township
Application NO.:SP – 25 – 01

Completeness Only

X. General Public Portion

XI. Correspondence

XII. Adjournment

NOTICE PURSUANT TO N.J.S.A10:4-8(d)

The items listed on this tentative agenda of the combined Planning/Zoning Board of the Township of Elk constitutes the agenda to the extent known at the time of posting. Since this agenda is tentative, items may be added and/or deleted prior to the commencement of the meeting. Formal action may or may not be taken regarding each item listed on the final agenda.

For Agendas & Minutes, visit the Township website at: www.elktownshipni.gov