

RESOLUTION #2024-08

RESOLUTION OF REVIEW AND RECOMMENDATION FROM THE ELK TOWNSHIP PLANNING BOARD TO THE ELK TOWNSHIP MAYOR AND COMMITTEE REGARDING ADOPTION OF AN AMENDED REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, on June 2, 2016 the Elk Township Mayor and Committee reviewed the recommendation of the Elk Township Planning Board and passed Resolution No. R-81-2016 wherein they adopted the recommendations of the Elk Township Planning Board and determined the area in question, specifically Block Block 29, Lots 24.01, 28 and 29; Block 31, Lots 1, 2.01, 2.02, 3, 5.01, 7 and 22; Block 32, Lots 1, 2, 3, 4, 5,6, 7, 8, and 9; Block 33 Lot 12.01, Block 34, Lots 1.03, 3, 4, 6, 7, 8 and 9; and Block 58, Lots 1 and 2, within the Township, was an area in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, on June 4, 2020, the Elk Township Mayor and Committee adopted the Redevelopment Plan, dated April 2020, entitled "Redevelopment Plan", prepared by the Township Planner, Steven M. Bach, PE, RA, PP, CME and Candace Kanaplue, PP, AICP of Bach Associates PC in accordance with Ordinance O-2-2020; and

WHEREAS, the Elk Township Mayor and Committee authorized the Township Planners, Steven M. Bach, PE, RA, PP, CME and Candace Kanaplue, PP, AICP of Bach Associates PC, to prepare an Amended Aura III Redevelopment Plan and submit it to the Mayor and Township Committee and to the Planning Board for review and consideration of approval; and

WHEREAS, on March 7, 2024 the Elk Township Mayor and Committee introduced on first reading Ordinance O-1-2024, for the purpose of adopting the Redevelopment Plan, dated February 2024, entitled "Amended Aura III Redevelopment Plan", prepared by the Township Planners, Steven M. Bach, PE, RA, PP, CME and Candace Kanaplue, PP, AICP of Bach Associates PC, and referred the proposed Ordinance and Redevelopment Plan to the Elk Township Planning Board for review and comment pursuant to N.J.S.A. 40A:12A-1 et seq. and N.J.S.A. 40A:12A-7e.

WHEREAS, the Elk Township Planning Board at its regular meeting on March 20, 2024, reviewed the "Amended Aura III Redevelopment Plan", dated February 2024, prepared by the Township Planners, Steven M. Bach, PE, RA, PP, CME and Candace Kanaplue, PP, AICP of Bach Associates PC and recommended passage of same to the Elk Township Mayor and Committee pursuant to Resolution R-47-2024; and

WHEREAS, the Planning Board heard the testimony of the Township Planners, Steven M. Bach, PE, RA, PP, CME and Candace A. Kanaplue, AICP, PP of Bach Associates PC, who reviewed the details of the proposed "Amended Aura III

Redevelopment Plan”, dated February 2024, with the Planning Board. A copy of the Amended Redevelopment Plan, dated February 2024, is attached hereto as Exhibit A and made a part of this resolution; and

WHEREAS, the Elk Planning Board did its review and made its recommendation regarding the “Amended Aura III Redevelopment Plan” dated February 2024, based on the above documents, and the testimony provided at the time of the hearing, including the testimony of its own professionals; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Elk, by a vote of 8 members in favor and 0 members opposed, and 0 members abstaining.


(Voting in favor: Goetsch, Hughes, Lucas, McKeever, Nicholson, Wheeler, Wolf, and Afflerbach) as follows:

1. The Elk Township Planning Board after careful review and discussion has determined that the adoption of the proposed “Aura III Amended Redevelopment Plan”, dated February 2024, as contained in the proposed Ordinance O – 1 – 2024 and referred to the Planning Board pursuant to Resolution No. 44-2024, conforms and is consistent with the Master Plan and meets the goals of same, the Redevelopment Plan conforms with sound planning principles, the passage of the Ordinance and Redevelopment Plan would further assist in the orderly development of land within the designated “Area in Need of Redevelopment” and overall the adoption of the proposed “Amended Aura III Redevelopment Plan”, dated February 2024, attached hereto as Exhibit A, is in the best interests of Elk Township; and

2. The Elk Township Planning Board endorses and recommends the “Amended Aura III Redevelopment Plan ” February 2024, attached hereto as Exhibit A, and which was prepared by the Township Planner, Steven M. Bach, PE, RA, PP, CME and Candace Kanaplue, PP, AICP of Bach Associates PC, and the findings contained therein, and same is referred to the Elk Township Mayor and Committee for review and adoption as the Redevelopment Plan for the designated area; and

3. The Elk Township Planning Board notes that the power of eminent domain is not made a part of the recommendations of the Planning Board nor is it to be used in connection with the Redevelopment Plan in question.

THE PLANNING BOARD OF THE
TOWNSHIP OF ELK



Matt Afflerbach , Chairperson

ATTEST:

The foregoing Resolution was adopted and memorialized at a regular meeting of the Planning Board of the Township of Elk held on the 20th day of March 2024.


Ann Marie Weitzel, Secretary

VOTE TO MEMORIALIZE THE RESOLUTION: 8 in favor, 0 opposed, 0 abstained.

In favor of the resolution:

Goetsch, Hughes, Lucas, McKeever, Nicholson, Wheeler, Wolf, and Afflerbach

Opposed to the resolution: None

Abstained: None