

RESOLUTION NO. 2024 – 11

**RESOLUTION OF THE TOWNSHIP OF ELK
PLANNING/ZONING BOARD OF ADJUSTMENT
APPROVING MINOR SUBDIVISION FOR STEPHEN
CONSIDINE FOR 111 RAILROAD AVENUE,
MONROEVILLE, COUNTY OF GLOUCESTER,
BLOCK 36, LOT 9.**

Application No. SD-24-02
Approval Minor Subdivision
Applicant: Stephen Considine
111 Railroad Avenue
Block 36, Lot 9

BE IT RESOLVED, BE IT RESOLVED, on the 21st day of August, 2024,
by the Planning/Zoning Board of the Township of Elk that:

WHEREAS, the Applicant, the Stephen Considine (“the Applicant”) filed an application to the Board for the property known as 111 Railroad Avenue, Monroeville, New Jersey otherwise known as Block 36, Lot 9 on the Tax Map of the Township of Elk; and

WHEREAS, the Applicant provided the required public notice of this application; and

WHEREAS, the application was subject to a public hearings on July 10, 2024; and

WHEREAS, the Applicant seeks approval for a minor subdivision to create two (2) new Proposed Lots 9 and 9.02. The property and Proposed Lots all fully conform with the zone requirements under the Code of the Township of Elk; and

WHEREAS, the Applicant Steven Considine testified he owns the current Lot 9 which consists of 204,838 square feet, containing a two-story frame dwelling with attached two-car garage, driveway, and associated improvements in the Rural Environment (RE) Zone. The Applicant seeks approval to divide the lot into two (2)

proposed lots with no development plans. The application is fully conforming and requires no variance relief.

The Applicant agreed, as a condition of approval, to comply with all recommendations contained in the July 3, 2024, review letter provided by Bach & Associates. The Applicant further agreed to record a deed of conveyance in accordance with the provisions of §96-47.1B.(1)(a) of the Code of Elk Township; and

WHEREAS, the application was opened to public comment and no members of the public testified.

NOW THEREFORE BE IT RESOLVED that the Board specifically adopts the preamble of this Resolution as its findings of fact, and conclusions of law, and has relied upon these findings in the decision rendered by the Board; and

BE IT THEREFORE FURTHER RESOLVED by the Planning/Zoning Board of the Township of Elk on this **21st day of August 2024**, that the Board hereby grants the application of Stephen Considine subject to the following conditions:

1. The Applicant shall comply with the recommendations of the Township Planner and/or Township Engineer contained in reports submitted to the Board to the extent that the reports do not conflict with any other conditions contained herein, and shall submit revised plans, if necessary, in accordance with reports.
2. The Applicant shall comply with all representations made by or on behalf of the Applicants during the public hearing.
3. The Applicant shall pay all taxes, fees and required escrows deposits which may be due and owing.

4. The Applicant shall secure any and all other approvals, licenses and permits required by any of the Board, Agency, or entity having jurisdiction over the subject application or over the subject property.

5. The Applicant shall comply with all recommendations contained in the July 3, 2024, review letter provided by Bach & Associates.

6. The Applicant shall record a deed of conveyance in accordance with the provisions of §96-47.1B.(1)(a) of the Code of Elk Township.

BE IT FURTHER RESOLVED that all representations, commitments and agreements made by the Applicant or its representatives at the hearing in this matter or contained in any document, plat, sketch or submission delivered to the Board at any time prior to this approval, including notes contained in the original or revised submissions will be considered as conditions of approval of this application for the development and are hereby incorporated into this resolution by reference.

Moved by: Mr. Peterson, seconded by Mr. Wolf, and so ordered by the following roll call vote:

In favor of Approval: Goetsch, Lucas, McKeever, Nicholson, Richardson,
Wheeler, Wolf, Peterson, Afflerbach (Chair)

Opposed to Approval: None

ADOPTED at a meeting of the Township of Elk Planning/Zoning Board of Adjustment held on August 21, 2024.

The following resolution was memorialized on August 21, 2024, by the following vote:

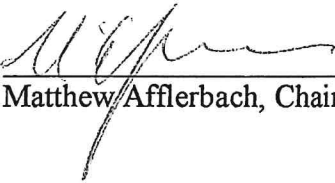
Moved by: Mr. Lucas

Seconded by: Mr. Goetsch

In favor of approval of adoption of resolution: Goetsch, Lucas, McKeever, Wolf and Afflerbach (Chair)

Opposed to approval: None

Abstained: Swanson


Matthew Afflerbach, Chairman

Attest:


Ann Marie Weitzel, Secretary

Dated: 8-27-2024