

Elk Township Combined Planning / Zoning Board Agenda

July 16, 2025

Call to Order:

I. Opening:

- A. Open Public Meeting Act: read by Board Secretary**
- B. Roll Call**
- C. Flag Salute**
- D. Swear in Professionals**

II. Announcements:

Notice to Public and Applicants: Board policy is no new business will commence after 10:30 p.m. and all testimony will stop at 11:00 p.m., except for individuals wishing to speak during the general public session.

III. Concept Plan Committee Report

IV. General Business:

- 1. Minutes: June 18, 2025**
- 2. Announcement for ARCR Minor Subdivision with a Use Variance Application to be moved to the August 20, 2025, Planning & Zoning Meeting**

V. Old Business:

VI. New Business:

- 1. JAGS United Corporation, C/O Bhupinder Sigh
Preliminary Major Site Plan Approval
705 Buck Rd Block 50 Lot 15
Application No. SP-25-01
Completeness Only**
- 2. Township directive to the Planning Board to review Resolution R119-2025 from the Township Committee reviewing Ordinance 020-2025 amending Chapter 96 entitled “Unified Development” of the Code of the Township of Elk for Master Plan Consistency.**

VII. Unfinished Business:

- 1. Jai & Jas Real Estate, LLC Block 44 Lot 6, 1092 Elk Rd
Preliminary Major Site Plan – Phase 1
C2 Highway Commercial Zoning District
Application No. SP-24-01 Preliminary Major Site Plan – Phase 1**

VIII. General Public Portion

IX. Correspondence

X. Adjournment

NOTICE PURSUANT TO N.J.S.A 10:4-8(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.

The next Planning & Zoning Meeting will be held on August 20, 2025, starting at 7pm.