

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

**August 20, 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: July 16, 2025**
- 2. Resolution 2025 – 10 Denying Preliminary Major Site Plan Approval to Jai & Jas Real Estate, LLC Block 44 Lot 6, 1092 Elk Rd  
C2 Highway Commercial Zoning District  
Application No. SP-24-01 Preliminary Major Site Plan – Phase 1**

**V. Old Business:**

**VI. New Business:**

- 1. Resolution 2025 – 11 Approving the Extension of Minor Subdivision Approval for Russo Land Holdings, LLC regarding 1499 Ellis Mill Rd Block 10 Lot 26**
- 2. ARCR Home Builders, LLC Preliminary Minor Subdivision with Use Variance  
0 Ninth Ave & 532 – 536 Eighth Ave Block 168 Lots 2, 3.01 – 3.03  
Application No. SD-25-01  
Technical & Final**

**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 September 17, 2025, starting at 7pm.**