

Elk Township Combined Planning / Zoning Board Agenda

November 5, 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: October 15, 2025**
- 2. Memorialize Resolution 2025 – 14 Bulk Variance Approval to Michael D’Orazio Block 36 Lot 1.06, 110 Pondview Ct
Application No. ZB-25-02**
- 3. Memorialize Resolution 2025 – 15 Preliminary Major Site Plan w/ Bulk Variance Approval to Country Roads Realty LLC
Block 44 Lot 4 730 Buck Rd
Application No. SP – 25 - 01**

V. Old Business:

VI. New Business:

- 1. Ferrazzano Bulk Variance Addition to Pole Barn/Garage
786 Elk Rd Block 41 Lot 14.01
Application No. ZB – 25 – 02**
- 2. Staub Bulk Variance Addition to Home & Pole Barn Lean to
841 Clems Run Block 32 Lot 11
Application No. ZB – 25 – 03**

3. **Request for Extension of Approvals Granted Pursuant to Resolution No.: 2016-18 for Application No.: SD-16-02, approved July 20, 2016, Memorialized August 17, 2016; and Resolution No.: 2019-17, approved August 21, 2019, Memorialized September 18, 2019 (Preliminary Major Subdivision Approval Silvergate Phases 5 & 6)**

VII. General Public Portion

VIII. Correspondence

IX. 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
December 17, 2025, starting at 7pm.**