

Elk Township Combined Planning and Zoning Board

Regular Business Meeting

August 20, 2025, 2025

Minutes

Call to Order:

Regular Business Meeting was called to order at 7:00 pm.

Roll Call:

Present: Mr. Goetsch, Mr. McKeever, Mrs. Nicholson, Mr. Richardson, Mr. Smith, Mr. Swanson (alt 2)

Absent: Mr. Afflerbach, Mr. Hughes, Mr. Lucas, Mr. Wolf, Mr. Peterson (alt 1),

Open Public Meeting Act: was read by the Board Secretary

Flag Salute: Mrs. Nicholson led the flag salute.

Mr. Goetsch moved to appoint Mrs. Nicholson as acting Chairperson as the current Chair and Vice Chair are absent.

Seconded by Mr. McKeever

With all other members in favor, *the motion was carried.*

Concept Plan Review: None

Approval of Minutes: July 16, 2025

Mr. Goetsch moved to approve the minutes of July 16, 2025,

Seconded by Mr. Richardson.

With all other members in favor, *the motion was carried.*

**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**

Attorney for the applicant Developer ARCR Home Builders Ben Ojserkis of Cooper Levenson Attorneys at Law asked how many of the Board Members would be able to vote on this Application as this is a D Variance.

Chairwoman Nicholson stated that Mr. Lucas who is a Class Three Planning & Zoning Board Member as he is a Member of the Township Committee and Mr. Smith who is a Class One Planning & Zoning Board Member as he is the Mayor's Designee will not be able to vote on a D Variance, but Mr. Lucas is not present at this meeting.

Chairwoman Nicholson stated that there are 5 Planning & Zoning Members present that can vote on the D Variance.

Chairwoman Nicholson asked for a Motion to Adjourn for a break to give the professionals a chance to discuss the matter.

Mr. Goetsch moved to take a brief recess, seconded by Mr. Richardson.

With all members in favor, ***the motion was carried.***

Mr. Goetsch moved to reenter the meeting, seconded by Mr. McKeever.

With all members in favor, ***the motion was carried.***

Chairwoman Nicholson stated that the Applicant has decided to postpone their application until the September 17, 2025 meeting.

Board Solicitor Brandon DeJesus stated he had spoken with the Applicant's Attorney and due to the low number of voting members present, the Applicant has requested an adjournment to the September 17, 2025 meeting and asked that any additional notice not be required as notice has been previously given.

Mr. Swanson made a motion to adjourn the ARCR Application until the September 17, 2025 meeting, waiving any additional notice requirements as it was announced at this meeting.

Seconded by Mr. Richardson

With all members in favor, ***the motion was carried.***

Mr. Goetsch moved to enter the General Public Portion of the meeting, seconded by Mr. Richardson.

With all members in favor, the motion was carried.

Mr. Goetsch moved to close the General Public Portion of the meeting, seconded by Mr. Swanson.

With all members in favor, the motion was carried.

Correspondence: None

Adjournment:

Mr. Goetsch moved to adjourn, seconded by Mr. Richardson.

With all members in favor, the motion was carried.

Adjournment time: *7:16 pm*

Respectfully submitted,

Ann Marie Weitzel, Board Secretary