

Elk Township Combined Planning / Zoning Board Agenda

December 17, 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: November 5, 2025**
- 2. Memorialize Resolution 2025 – 15 Preliminary Major Site Plan Approval with Bulk Variance to Country Roads Realty LLC
Block 44 Lot 4 730 Buck Rd
Application No. SP – 25 – 01**
- 3. Memorialize Resolution 2025 – 16 Extension for Preliminary Major Subdivision of Silvergate Phases 5 & 6 to Silvergate Associates
Application No. SD – 16 – 02**
- 4. Memorialize Resolution 2025 – 17 Bulk Variance Approval to Ferrazzano
Block 41 Lot 14.01, 786 Elk Rd Application
No. ZB-25-02**
- 5. Memorialize Resolution 2025 – 18 Bulk Variance Approval to Staub
Block 32 Lot 11 841 Clems Run
Application No. ZB – 25 – 03**

V. Old Business:

VI. New Business:

- 1. Kashow Bulk Variance Pool**
202 Winesap Way Block 29.02 Lot 11
Application No. ZB – 25 – 04
Completeness followed by Public Hearing

- 2. Amtech Fence LLC Use Variance**
541 Bridgeton Pike Block 6 Lot 32
Application No. ZB- 25- 01
Completeness Only

- 3. Request for Extension of Approvals Granted Pursuant to Resolution No.: 2024 - 10 for**
Application No.: SD-24-01, approved June 19, 2024, Memorialized July 10, 2024;
(Preliminary & Final Major Subdivision Approval w/ C Variance Relief to Cherena Cheng)
Memorialize Resolution

VII. General Public Portion

VIII. Correspondence

IX. Closed Session to discuss Professionals for 2025

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
January 21, 2026, starting at 7pm, this will be our
Reorganization Meeting for 2026.**