

**ELK TOWNSHIP
COMMITTEE MEETING MINUTES
November 6, 2025**

The Regular Meeting of the Elk Township Committee was held on the above date in the Municipal Building. The meeting was called to order by Mayor Sammons at 7:00PM.

The Open Public Meeting Notice was read. The Salute to the Flag and invocation were recited in unison.

Present were: Mr. Cammarata, Mrs. Cowan, Mr. Lucas, Mr. Rambo, Mayor Sammons, Mr. Considine, CFO, Mr. Pine, Acting Township Clerk, Mr. Duffield, Solicitor, Mr. Bach and Mr. Nicholson, Engineers and Chief Hitzelberger.

APPROVAL OF MINUTES of October 21, 2025 Work Session

Motion by Mr. Rambo, seconded by Mr. Lucas to approve the minutes of the October 21, 2025 Work Session, all were in favor, motion carried.

COMMITTEE REPORTS

Environmental Commission- Josh Poner joined the committee, they also received a letter from a resident asking about other cleaning up on the Elephant Swamp Trail.

Recreation- Christmas Tree Lighting with Santa will be on December 9th (Tuesday)

POLICE CHIEF REPORT

Chief Hitzelberger reported the police department for the month of October 2025 received 1,730 calls for service, made 20 arrests, conducted 262 motor vehicle stops, issued 125 motor vehicle summonses, and held 36 radar posts. The department responded to 18 motor vehicle crashes with 3 injuries. There were 16 fire arms applications and 3 permits to carry received.

FIRE DEPARTMENT REPORT

Ferrell Fire received 28 calls and were in service for almost 9 hours. Aura Fire's received 26 calls and in service for 26 hours.

ENGINEER'S REPORT

Stormwater Management Plan submitted to the Coordinator. See Engineer's Report attached.

PUBLIC PORTION on Agenda Items only.

Motion by Mr. Lucas to open the meeting to the public, seconded by Mrs. Cowan, all were in favor, motion carried.

Mayor Sammons asked if anyone had any questions on agenda items to come forward, state your name and address, no one came forward at this time.

Motion by Mr. Lucas to close the public portion, seconded by Mr. Rambo, all were in favor, motion carried.

ORDINANCES:

O-25-2025 Amending Chapter 86 Entitled "Stormwater Management" of the Code of the Township of Elk
TITLE ONLY

Motion by Mr. Rambo to introduce O-25-2025, seconded by Mr. Cammarata, all were in favor, motion carried.

O-26-2025 Amending Chapter 54 Entitled "Construction Code, Uniform" of the Code of the Township of Elk
TITLE ONLY

Motion by Mr. Lucas to introduce O-26-2025, seconded by Mrs. Cowan, all were in favor, motion carried.

RESOLUTIONS:

R-191-2025 Designating Signers on Various Township Accounts

Motion by Mr. Rambo, seconded by Mrs. Cowan to adopt and approve said Resolution, all were in favor.

R-192-2025 Transfer of Funds within 2025 Budget

Motion by Mr. Rambo, seconded by Mr. Cammarata to adopt and approve said Resolution, upon roll call, motion carried.

Roll Call:	Mr. Cammarata	Yes
	Mrs. Cowan	Yes
	Mr. Lucas	Yes
	Mr. Rambo	Yes
	Mayor Sammons	Yes

R-193-2025 Accepting the Resignation of Dylan Warburton, Patrolman for the Township of Elk Police Department

Motion by Mr. Lucas, seconded by Mr. Rambo to adopt and approve said Resolution, upon roll call, motion carried.

Roll Call:	Mr. Cammarata	Yes
	Mrs. Cowan	Yes
	Mr. Lucas	Yes
	Mr. Rambo	Yes
	Mayor Sammons	Yes

R-194-2025 Closed Executive Session to Discuss Matters Involving the Contract Negotiations with DR Horton Regarding Silvergate Project, Police Contract Negotiations, and Pending Fair Share Housing Affordable Housing Legal Challenge

Motion by Mr. Lucas, seconded by Mr. Rambo to adopt and approve said Resolution, all were in favor.

R-195-2025 Approving Form of Performance Guarantee Submitted by Cherena Cheng for Site Improvements Affecting a Parcel Known as Block 143, Lot 1 on the Official Tax Map of Elk Township, County of Gloucester, State of New Jersey

Motion by Mr. Rambo, seconded by Mr. Lucas to adopt and approve said Resolution, upon roll call, motion carried.

Roll Call:	Mr. Cammarata	Yes
	Mrs. Cowan	Yes
	Mr. Lucas	Yes
	Mr. Rambo	Yes
	Mayor Sammons	Yes

R-196-2025 Authorizing the Execution of a Tri-Partite Traffic Signal Agreement with the Gloucester County Planning Department and Aura Towns Urban Renewal LLC for Traffic Light at Aura Road (Cr 667) and Whig Lane (Cr 619)

Resolution was TABLED by Mr. Rambo and seconded by Mr. Lucas

R-197-2025 Granting a Total Disabled Veteran Status to Randy Conley

Motion by Mrs. Cowan, seconded by Mr. Rambo to adopt and approve said Resolution, upon roll call, motion carried.

Roll Call:	Mr. Cammarata	Yes
	Mrs. Cowan	Yes
	Mr. Lucas	Yes
	Mr. Rambo	Yes

Mayor Sammons Yes

R-198-2025 Granting a Total Disabled Veteran Status to Yolanda Redrow

Motion by Mrs. Cowan, seconded by Mr. Cammarata to adopt and approve said Resolution, upon roll call, motion carried.

Roll Call:	Mr. Cammarata	Yes
	Mrs. Cowan	Yes
	Mr. Lucas	Yes
	Mr. Rambo	Yes
	Mayor Sammons	Yes

R-199-2025 Canceling Outstanding Checks of the Municipal Court Regular Account of the Township of Elk

Motion by Mr. Rambo, seconded by Mr. Lucas to adopt and approve said Resolution, upon roll call, motion carried.

Roll Call:	Mr. Cammarata	Yes
	Mrs. Cowan	Yes
	Mr. Lucas	Yes
	Mr. Rambo	Yes
	Mayor Sammons	Yes

GLOUCESTER COUNTY REPRESENTATIVE – Nobody from the County was present at this meeting. A question was forwarded to the County as to why there are so many traffic counter strips in the road throughout the town.

DISCUSSION ITEMS:

- Rollover of 2025 JIF Dividend into the 2026 JIF Dues
 - Committee decided to roll over the dividends over to the 2026 JIF Dues like it has in years past.
- Website Updates
 - Mr. Pine mentioned that in the coming years the website would need to be ADA compliant, which the current one is not. He looked into a few vendors and explained the benefits of upgrading to a new one now. Mayor Sammons asked for the contact information for representative to the company.
- Tree Lighting December 9th
 - Mayor Sammons wanted it to be placed on the website and sign for the township residents to see.

PURSUANT TO RESOLUTION R-26-2025

THERE IS A TIME LIMIT OF 3 MINUTES PER PERSON DURING THE PUBLIC PORTION

PUBLIC PORTION:

Motion by Mrs. Cowan to open the meeting to the public, seconded by Mr. Lucas, all were in favor, motion carried.

Mayor Sammons asked if anyone had any questions or comments or an issue they would like to bring to the township committee's attention to come forward at this time, state your name and address.

Mr. Knowles (422 and 426 Union St) inherited the property and is asking the township to vacate part of State Street located behind the property. Committee said that they would look into it and get back to Mr. Knowles.

Ms. Bey asked about the Master Plan and any updates. Mr. Bach mentioned that everything would start in February as it needs to be after the Reorganization Meetings of both Township and Planning Board Committees for it to be the same throughout the process.

Mr. Wall (131 Stockton Ct) wanted to know what the hours were for Elephant Trail he is worried about people's safety. Committee informed Mr. Wall there is a sign that says the Trail is open from dawn to dusk.

Motion by Mrs. Cowan to close the public portion, seconded by Mr. Lucas, all were in favor, motion carried.

PAY BILLS:

Motion by Mr. Lucas to Pay the Bills, seconded by Mr. Rambo, upon roll call, motion was carried.

Roll Call:	Mr. Cammarata	Yes
	Mrs. Cowan	Yes
	Mr. Lucas	Yes
	Mr. Rambo	Yes
	Mayor Sammons	Yes

Motion by Mr. Lucas to go into closed session, seconded by Mr. Rambo, all were in favor, meeting went into closed session at 7:34pm.

Motion made Mr. Rambo to reenter the meeting, seconded by Mr. Lucas, at 8:22pm.

Mr. Duffield stated that committee discussed matters involving the Contract Negotiations with DR Horton Regarding Silvergate Project, Police Contract Negotiations, and Pending Fair Share Housing Affordable Housing Legal Challenge. No formal action was taken.

Motion by Mr. Rambo to adjourn the meeting, seconded by Mrs. Cowan. All were in favor, and meeting was adjourned at 8:22pm.

Respectfully Submitted,

Tim Pine
Acting Township Clerk