

**ELK TOWNSHIP
COMMITTEE MEETING MINUTES
December 4, 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, Mr. Lucas, Mayor Sammons, Mr. Considine, CFO, Mr. Pine, Acting Township Clerk, Mr. Duffield, Solicitor, Mr. Bach and Mr. Nicholson, Engineers and Chief Hitzelberger. Absent from the meeting were Mrs. Cowan and Mr. Rambo

APPROVAL OF MINUTES of November 6, 2025 Regular Township Committee Meeting

Motion by Mr. Lucas, seconded by Mr. Cammarata to approve the minutes of the November 6, 2025 Work Session, all were in favor, motion carried.

COMMITTEE REPORTS

Recreation- Christmas Tree Lighting with Santa will be on December 9th (Tuesday) at 6pm

POLICE CHIEF REPORT

Chief Hitzelberger reported the police department for the month of November 2025 received 1,557 calls for service, made 21 arrests, conducted 327 motor vehicle stops, issued 218 motor vehicle summonses, and held 58 radar posts. The department responded to 24 motor vehicle crashes with 6 injuries. There were 10 fire arms applications and 1 permits to carry received.

FIRE DEPARTMENT REPORT

No report was submitted.

ENGINEER'S REPORT

See Engineer's Report attached.

PUBLIC PORTION on Agenda Items only.

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

ORDINANCES:

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

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

Mayor Sammons invited the public to speak if they have any questions concerning the Ordinance.

No one came forward.

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

Motion by Mr. Cammarata, seconded by Mr. Lucas to adopt Ordinance O-25-2025, upon roll call motion carried.

O-26-2025 Amending Chapter 54 Entitled “Construction Code, Uniform” of the Code of the Township of Elk
PUBLIC HEARING

Motion by Mr. Lucas, seconded by Mr. Cammarata to open the public, all were in favor, motion carried.
Mayor Sammons invited the public to speak if they have any questions concerning the Ordinance.
No one came forward.

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

Motion by Mr. Cammarata, seconded by Mr. Lucas to adopt Ordinance O-26-2025, upon roll call motion carried.

O-27-2025 To Amend the “Code of the Township of Elk” Chapter 34 Fixing and Establishing Salaries and Compensations of Officers and Employees of the Township of Elk

TITLE ONLY

Motion by Mr. Lucas, seconded by Mr. Cammarata to Introduce Ordinance O-27-2025, upon roll call motion carried.

Roll Call:	Mr. Cammarata	Yes
	Mr. Lucas	Yes
	Mayor Sammons	Yes

RESOLUTIONS:

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)

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

Roll Call:	Mr. Cammarata	Yes
	Mr. Lucas	Yes
	Mayor Sammons	Yes

R-200-2025 Resolution to Refund Money to Randy Conley a Total Disabled Veteran

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

Roll Call:	Mr. Cammarata	Yes
	Mr. Lucas	Yes
	Mayor Sammons	Yes

R-201-2025 Transfer of Funds within 2025 Budget

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

Roll Call:	Mr. Cammarata	Yes
	Mr. Lucas	Yes
	Mayor Sammons	Yes

R-202-2025 Authorizing Execution of a Hydrant Authorization Form with New Jersey American Water for the Silvergate / Aura Off-Site (Phase 1 & 3) of the Silvergate Associates Final Subdivision Plans Project

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

Roll Call:	Mr. Cammarata	Yes
	Mr. Lucas	Yes
	Mayor Sammons	Yes

R-203-2025 Authorizing Execution of a Hydrant Authorization Form with New Jersey American Water for the Silvergate (Phase 5 & 6) of the Silvergate Associates Final Subdivision Plans Project
Motion by Mr. Lucas, seconded by Mr. Cammarata to adopt and approve said Resolution, upon roll call, motion carried.

Roll Call:	Mr. Cammarata	Yes
	Mr. Lucas	Yes
	Mayor Sammons	Yes

Mr. Bach requested to go into Closed Session to discuss Pending Fair Share Housing Affordable Housing Legal Challenge. Mr. Duffield agreed that we can do so and **R-204-2025** would be issued to.

R-204-2025 To Go Into Closed Executive Session to Discuss Matters Involving the Pending Fair Share Housing Affordable Housing Legal Challenge
Motion by Mr. Lucas, seconded by Mr. Cammarata to adopt and approve said Resolution, all were in favor.

GLOUCESTER COUNTY REPRESENTATIVE – Mr. Schmidt from the County was present at the meeting. Mr. Creta asked why are there traffic counters all over the roads. Mr. Schmidt mentioned that is the DRPA and they are conducting a Countywide traffic study, like a County Road Census.

DISCUSSION ITEMS:

- Tax Sale Certificate Assignment (25-00009) Block 155 Lot 6 (Marion Street)
 - Previous owner went on to sell their property years ago and it was discovered that Lot 6 was not owned by them, it was in fact owned by an old church. When the County went on to assign the property, it came back with Unknown as the owner. A resident came in and asked if we could assign the Tax Sale Certificate to them. Mr. Lucas and Mr. Cammarata were ok with this, Mayor Sammons abstained from this as she completed the title search. A resolution will be completed around the 2nd meeting of January 2026 to assign the certificate to them, as we have to send notification to the last owners.

PURSUANT TO RESOLUTION R-26-2025

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

PUBLIC PORTION:

Motion by Mr. Cammarata 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. Schomber asked if there was an update on Ewan Lake. Mayor Sammons mentioned as of right now we do not have anything to report.

Mr. Wall (131 Stockton Ct) asked about R-204-2025 and what our plan was. Mr. Bach mentioned that we are currently in mediation with the state and that is what will be discussed in the Closed Session.

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

PAY BILLS:

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

Roll Call:	Mr. Cammarata	Yes
	Mr. Lucas	Yes
	Mayor Sammons	Yes

Motion by Mr. Lucas to go into closed session, seconded by Mr. Cammarata, all were in favor, meeting went into closed session at 7:30pm.

Motion made Mr. Lucas to reenter the meeting, seconded by Mr. Cammarata, at 7:55pm.

Mr. Duffield stated that committee discussed matters involving the Pending Fair Share Housing Affordable Housing Legal Challenge. No formal action was taken.

Motion by Mr. Lucas to adjourn the meeting, seconded by Mr. Cammarata. All were in favor, and meeting was adjourned at 7:56pm.

Respectfully Submitted,

Tim Pine
Acting Township Clerk