

**ELK TOWNSHIP
WORK SESSION MEETING MINUTES
July 15, 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 was recited in unison.

Present were: Mr. Cammarata, Mrs. Cowan, Mr. Lucas, Mr. Rambo, Mayor Sammons, Mr. Considine, CFO, Mr. Pine, Deputy Clerk, Mr. Nicholson, Engineer. Mr. Bach, Engineer, Lt. Franklin, both Chief Hitzelberger and Mr. Duffield were absent.

APPROVAL OF MINUTES of June 17, 2025 Regular Meeting and July 7, 2025 Special Meeting
Motion by Mrs. Cowan, seconded by Mr. Lucas to approve the minutes, all were in favor, motion carried.

COMMITTEE REPORTS- June 8th the Environmental Commission met, and Frank will be moving to the role as President. They are looking for more road signage to make drivers aware of farming equipment in use and to be aware. Also looking at making a community garden and to have more events.

POLICE CHIEF REPORT- See attached

FIRE DEPARTMENT REPORT- 12 responses by Ferrell, Aura's report was received but left at home.

ENGINEER'S REPORT- See 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, at this time.
There were no comments at this time.
Motion by Mr. Lucas to close the public portion, seconded by Mrs. Cowan, all were in favor, motion carried.

ORDINANCES:

PUBLIC HEARING

O-15-2025 – Calendar Year 2025 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40a: 4-45.14)

Motion to Open to the Public was made by Mrs. Cowan, and a second was made by Mr. Lucas.
Mayor Sammons opened the meeting to the public in regards to this ordinance only.
No comments were made at this time.
Motion to Close Public Portion Mrs. Cowan was made, and a second was made by Mr. Lucas.
Motion to Adopt was made by Mr. Cammarata and a second was made by Mr. Lucas. Roll call vote was taken.

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

O-16-2025 – Creating A New Chapter 48 Entitled “Business Hours of Operation” of the Code of the Township of Elk

Motion to Open to the Public was made by Mr. Rambo, and a second was made by Mr. Cammarata.
Mayor Sammons opened the meeting to the public in regards to this ordinance only.
No comments were made at this time.

Motion to Close Public Portion Mrs. Cowan was made, and a second was made by Mr. Cammarata.
Motion to Adopt was made by Mr. Rambo and a second was made by Mr. Lucas. Roll call vote was taken.

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

O-17-2025 – Amending Chapter 76A Entitled “Peace and Good Order” of the Code of the Township of Elk

Motion to Open to the Public was made by Mrs. Cowan, and a second was made by Mr. Rambo.

Mayor Sammons opened the meeting to the public in regards to this ordinance only.

Mr. Dickerson (643 Elk Rd)- wanted clarification of what all these ordinances were about.

Mayor Sammons gave a brief description of the ordinances.

Motion to Close Public Portion Mrs. Cowan was made, and a second was made by Mr. Rambo.

Motion to Adopt was made by Mr. Rambo and a second was made by Mr. Cammarata. Roll call vote was taken.

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

O-18-2025 – Amending Chapter 97 Entitled “Vehicles and Traffic” of the Code of the Township of Elk

Motion to Open to the Public was made by Mrs. Cowan, and a second was made by Mr. Lucas.

Mayor Sammons opened the meeting to the public in regards to this ordinance only.

No comments were made at this time.

Motion to Close Public Portion Mr. Lucas was made, and a second was made by Mr. Rambo.

Motion to Adopt was made by Mr. Rambo and a second was made by Mr. Lucas. Roll call vote was taken.

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

O-19-2025 – Amending Chapter 74A Entitled “Noise” of the Code of the Township of Elk

Motion to Open to the Public was made by Mr. Lucas, and a second was made by Mrs. Cowan.

Mayor Sammons opened the meeting to the public in regards to this ordinance only.

No comments were made at this time.

Motion to Close Public Portion Mrs. Cowan was made, and a second was made by Mr. Cammarata.

Motion to Adopt was made by Mr. Rambo and a second was made by Mrs. Cowan. Roll call vote was taken.

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

RESOLUTIONS:

R-120-2025 – Rejecting All Bids for Solid Waste Removal and Recyclable Materials

Motion was made by Mr. Lucas to adopt the resolution. Mr. Cammarata seconded the motion, all were in favor.

R-121-2025 – Endorsing the Housing Element and Fair Share Plan for the Fourth Round Adopted by the Elk Township Combined Planning and Zoning Board

Motion was made by Mr. Lucas to adopt the resolution. Mr. Rambo seconded the motion, all were in favor.

PUBLIC PORTION on Budget Items only.

Motion to Open to the Public was made by Mrs. Cowan, and a second was made by Mr. Lucas.

Mayor Sammons opened the meeting to the public in regards to this ordinance only.

No comments were made at this time.

Motion to Close Public Portion Mr. Lucas was made, and a second was made by Mr. Cammarata.

R-122-2025 – Resolution Amending the Introduced 2025 Municipal Budget of the Township Of Elk Prior to Adoption

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-123-2025 – Resolution to Adopt the 2025 Municipal Budget

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-124-2025 – Resolution of Governing Body Certifying the 2024 Annual Audit

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

RESOLUTION R-125-2025 AND R-126-2025 WILL BE APPROVED IN ONE MOTION

R-125-2025 – Supporting and Approving Application for Class 1 Cannabis Cultivation License for ATH Canna, LLC

R-126-2025 – Supporting and Approving Application for Class 2 Cannabis Manufacturers License for ATH Canna, LLC

For R-125-2025 & R-126-2025

Motion by Mr. Lucas was made to adopt, and Mayor Sammons seconded the motion.

Discussion took place in regards to the smell, noise, smoke of the facility. Mr. Rambo stated that he couldn't support anything if they haven't provided any plans or came forth to the Committee to help understand and discuss the items.

Mr. Lucas motioned to remove the "Supporting and" title of the resolution and that was seconded by Mr. Cammarata.

Mr. Rambo motioned to have this tabled to get more information. There was no second.

Roll Call:	Mr. Cammarata	Yes
	Mrs. Cowan	Yes
	Mr. Lucas	Yes
	Mr. Rambo	No
	Mayor Sammons	Yes

RESOLUTIONS R-127-2025 THROUGH R-131-2025 WILL BE APPROVED IN ONE MOTION

R-127-2025 – Approving Form of Performance Guarantee (Phase 1 – Landscape Buffer) Submitted by Aura Towns Urban Renewal, LLC for The Carriages at Orchard Glen (Aura III)

R-128-2025 – Approving Form of Performance Guarantee (Phase 1 – Safety and Stabilization) Submitted by Aura Towns Urban Renewal, LLC for The Carriages at Orchard Glen (Aura III)

R-129-2025 – Approving Form of Performance Guarantee (Phase 1 – Public Facilities) Submitted by Aura Towns Urban Renewal, LLC for The Carriages At Orchard Glen (Aura III)

R-130-2025 – Approving Form of Performance Guarantee (Phase 2 – Safety and Stabilization) Submitted by Aura Towns Urban Renewal, LLC for The Carriages at Orchard Glen (Aura III)

R-131-2025 – Approving Form of Performance Guarantee (Phase 2 – Public Facilities) Submitted by Aura Towns Urban Renewal, LLC for The Carriages at Orchard Glen (Aura III)

For R-127-2025 through R-131-2025

Motion by Mr. Lucas, 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-132-2025 – Supporting Municipal Alliance for the Prevention of Alcoholism and Drug Abuse

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-133-2025 – Approving Payment No. 1 to Earle Asphalt Company for the FY 2024 NJDOT Municipal Aid for the Reconstruction of Laux Road and Pine Tavern Road

Motion by Mrs. Cammarata, 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-134-2025 – Approving Payment No. 1 to Landberg Construction LLC for the FY 2024 NJDCA Local Recreational Improvement Grant for the Sports Court Reconstruction

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-135-2025 – Amending the Rate for Off-Duty Police Compensation and Police Vehicles

Motion by Mr. 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-136-2025 – Closed Executive Session to Discuss a Matter Involving the Redevelopment Agreements for Aura 3 Redevelopment Project

Motion by Mr. Lucas to approve, and seconded by Mr. Rambo

R-137-2025 – Authorizing Execution of Loan Agreement Between Lake Garrison, Inc. and the State of New Jersey Department of Environmental Protection

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

DISCUSSION TOPIC: Mayor Sammons is asking Lori Carlyn to talk to committee to discuss placing solar and the EV chargers over at the park via grant money.

GLOUCESTER COUNTY REPRESENTATIVE – Mr. Schmidt was in attendance tonight and a few questions were asked. Mayor Sammons asked Movie Night, he would reach out to see what dates are still available. Asking about construction signs on Route 538.

Is there any plan to expand Elk and Buck Road in the future? As of right now Mr. Schmidt isn't aware of any plans to do so.

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. Sciocchetti (98 Memorial Ln)- thanked the Committee on behalf of the community and the Board of Directors of Lake Garrison for their support and approval to help rebuild the dam.

Mr. Wall (131 Stockton Ave)- are there background checks for those looking to bring cannabis into the township. Mr. Bach stated that they are done at the State level. Mr. Wall went onto thank the committee for passing the resolutions tonight and asked about something to prevent warehouses. Mr. Bach mentioned that O-20-2025 taking care of that. Mr. Wall asked committee to look in C2 zones of the Master Plan.

Mr. Warren (123 Stockton Ave)- plans of school expansion. All those plans are handled at the school level.

Mr. Creda (253 Daisy Ave)- cars are speeding down Daisy Ave, wants to have the speed limit lowered on that road. Mr. Bach mentioned it's very unlikely unless there is any physical defects in the road. Otherwise it is 25 MPH.

Mr. Dickerson (643 Elk Rd)- what is the process for making Buck Rd, a double yellow line of no passing. That would be instructed to County Engineer as it is a County road.

Motion by Mrs. Cowan to close the public portion, seconded by Mr. Rambo, 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	
	Mrs. Cowan	Yes
	Mr. Lucas	Yes
	Mr. Rambo	Yes
	Mayor Sammons	Yes

Executive Session:

Motion was made by Mr. Lucas to enter into Executive Session and seconded by Mr. Rambo at 8:02PM

Motion to reopen the meeting was made by Mrs. Cowan and seconded by Mr. Lucas at 8:53PM

Mr. Bach mentioned that there was a discussion, regarding amending the Redevelopment Agreement with Aura III.

Mr. Considine mentioned that they will start scheduling interviews for the CFO position.

Motion by Mr. Lucas to adjourn, seconded by Mrs. Cowan, all were in favor, the meeting was adjourned at 8:56 PM.

Respectfully Submitted,

Timothy J. Pine
Deputy Township Clerk