
ELK TOWNSHIP FEBRUARY 17, 2026 – TOWNSHIP WORK SESSION MEETING

• **MEETING CALLED TO ORDER**

- Open Public Meeting Act Statement

• **SALUTE TO THE FLAG**

- Was recited in unison

• **ROLL CALL**

Mr. Cammarata <input checked="" type="checkbox"/>	Mrs. Cowan <input checked="" type="checkbox"/>	Mr. Lucas <input checked="" type="checkbox"/>	Mrs. Sammons <input checked="" type="checkbox"/>	Mayor Rambo <input checked="" type="checkbox"/>
Mrs. DeFrancesco <input checked="" type="checkbox"/>	Mr. Pine <input checked="" type="checkbox"/>	Mr. Bach <input checked="" type="checkbox"/>	Mr. Nicholson <input checked="" type="checkbox"/>	

• **APPROVAL OF MINUTES**

- February 5, 2026 Township Committee Meeting
 - MOTION by Mr. Cammarata and SECOND by Mr. Lucas

• **PUBLIC PORTION ON AGENDA ITEMS ONLY**

- Open Meeting to Public - MOTION by Mr. Lucas and SECOND by Mr. Cammarata
- Close Public Portion - MOTION by Mr. Lucas and SECOND Mrs. Cowan

• **ORDINANCES**

- **O-3-2026**
 - AMENDING THE AMENDED AURA III REDEVELOPMENT PLAN TO INCLUDE BLOCK 34, LOTS 9, 8, 7, & 6 BLOCK 31, LOT 2.01 & BLOCK 58, LOT 2 WITH STANDARDS FOR AFFORDABLE HOUSING INCLUSIONARY TOWNHOUSE DEVELOPMENT TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT REGARDING COMPLIANCE WITH THE TOWNSHIP’S AFFORDABLE HOUSING OBLIGATIONS

- MOTION TO INTRODUCE Mrs. Cowan and SECOND Mr. Cammarata

Mr. Cammarata <input checked="" type="checkbox"/>	Mrs. Cowan <input checked="" type="checkbox"/>	Mr. Lucas <input checked="" type="checkbox"/>	Mrs. Sammons <input checked="" type="checkbox"/>	Mayor Rambo <input checked="" type="checkbox"/>
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- **O-4-2026**
 - AMENDING CHAPTER 40. AFFORDABLE HOUSING TO INCLUDE A MANDATORY SET-ASIDE TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT REGARDING COMPLIANCE WITH THE TOWNSHIP’S AFFORDABLE HOUSING OBLIGATIONS

- MOTION TO INTRODUCE Mr. Cammarata and SECOND by Mrs. Cowan

Mr. Cammarata <input checked="" type="checkbox"/>	Mrs. Cowan <input checked="" type="checkbox"/>	Mr. Lucas <input checked="" type="checkbox"/>	Mrs. Sammons <input checked="" type="checkbox"/>	Mayor Rambo <input checked="" type="checkbox"/>
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• **RESOLUTIONS**

- **R-42-2026**
 - RESOLUTION TO REFUND MONEY TO RANDY CONLEY A TOTAL DISABLED VETERAN
 - MOTION by Mr. Lucas and SECOND Mrs. Cowan

Mr. Cammarata <input checked="" type="checkbox"/>	Mrs. Cowan <input checked="" type="checkbox"/>	Mr. Lucas <input checked="" type="checkbox"/>	Mrs. Sammons <input checked="" type="checkbox"/>	Mayor Rambo <input checked="" type="checkbox"/>
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- **R-43-2026**
 - UPDATING THE CONTACT PEOPLE FOR THE EMPLOYMENT PRACTICES LIABILITY ATTORNEY CONSULTATION SERVICE FOR THE GLOUCESTER, SALEM, CUMBERLAND COUNTIES MUNICIPAL JOINT INSURANCE FUND
 - MOTION by Mr. Lucas and SECOND by Mr. Cammarata

- **R-44-2026**
 - CLOSED EXECUTIVE SESSION TO DISCUSS MATTERS INVOLVING PERSONNEL MATTERS
 - MOTION by Mrs. Cowan SECOND by Mr. Lucas

- **R-45-2026**
 - REFERRING TO THE ELK TOWNSHIP COMBINED PLANNING AND ZONING BOARD OF ADJUSTMENT TO REVIEW VARIOUS ORDINANCES TO ADDRESS THE TOWNSHIP OF ELK'S 4TH ROUND AFFORDABLE HOUSING OBLIGATIONS
 - MOTION by Mr. Lucas and SECOND Mrs. Cowan

Mr. Cammarata <input checked="" type="checkbox"/>	Mrs. Cowan <input checked="" type="checkbox"/>	Mr. Lucas <input checked="" type="checkbox"/>	Mrs. Sammons <input checked="" type="checkbox"/>	Mayor Rambo <input checked="" type="checkbox"/>
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- **GLOUCESTER COUNTY REPRESENTATIVE:** was not present at this meeting. Mrs. Sammons questioned the County as to why it took so long for the Movie Night in the Park letter to get mailed to us after it was printed (1 month after).

PURSUANT TO RESOLUTION R-28-2026
THERE IS A TIME LIMIT OF 3 MINUTES PER PERSON DURING THE PUBLIC PORTION

- **PUBLIC PORTION**

- Open meeting to public - MOTION by Mrs. Cowan and SECOND by Mr. Lucas
 - Nobody came forward
- Close Public Portion - MOTION by Mr. Lucas and SECOND by Mrs. Cowan

- **PAY BILLS**

- MOTION by Mrs. Cowan and SECOND by Mr. Cammarata

Mr. Cammarata <input checked="" type="checkbox"/>	Mrs. Cowan <input checked="" type="checkbox"/>	Mr. Lucas <input checked="" type="checkbox"/>	Mrs. Sammons <input checked="" type="checkbox"/>	Mayor Rambo <input checked="" type="checkbox"/>
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- **CLOSED SESSION**

- MOTION TO ENTER by Mr. Lucas and SECOND by Mrs. Cowan at TIME 7:07PM
- MOTION TO REENTER PUBLIC SESSION by Mr. Lucas and SECOND by Mrs. Cowan at TIME 7:38PM

- **ADJOURNMENT:**

- MOTION by Mr. Lucas and SECOND by Mrs. Cowan
- Time: 7:39PM

NOTICE PURSUANT TO N.J.S.A. 10:4-8(d) The items listed on this tentative agenda of the Mayor and Committee 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. Formal action may or may not be taken regarding each item listed on the final agenda.