
ELK TOWNSHIP FEBRUARY 5, 2026 – TOWNSHIP COMMITTEE MEETING

• **MEETING CALLED TO ORDER**

- Meeting was called to order at 7:00pm by Mr. Pine. Open Public Meeting Act Statement was read.

• **SALUTE TO THE FLAG and INVOCATOIN**

- WERE 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"/> 7:07p	Mr. Rambo <input checked="" type="checkbox"/>
Chief Hitzelberger <input checked="" type="checkbox"/>	Mr. Pine <input checked="" type="checkbox"/>	Mr. Duffield <input checked="" type="checkbox"/>	Mr. Bach <input checked="" type="checkbox"/> 7:15p	Mr. Nicholson <input checked="" type="checkbox"/>

• **APPROVAL OF MINUTES**

- January 20, 2026 Township Work Session Meeting
 - MOTION by Mr. Lucas, SECOND by Mr. Cammarata

• **REPORTS**

- COMMITTEE- March 28th will be the Egg Hunt with Rain Date of March 29th. Any word on Movie Night in the Park?
- POLICE CHIEF- Chief Hitzelberger introduced Patrolman Hector Perez to the Committee and Residents. Report was read which is attached.
- FIRE DEPARTMENT- Ferrell 21 calls for 5 hours and 21 minutes in service. Aura 11 calls 11 hours in service
- ENGINEER- relying on the report that was submitted.

• **PUBLIC PORTION ON AGENDA ITEMS ONLY.**

- Open meeting to public - MOTION by Mr. Lucas, SECOND by Mrs. Cowan
- Close Public Portion - MOTION by Mr. Lucas, SECOND by Mrs. Cowan

• **ORDINANCES**

○ **O-1-2026 – TITLE ONLY**

- AMENDING CHAPTER 87 ENTITLED “STREETS AND SIDEWALKS” OF THE CODE OF THE TOWNSHIP OF ELK
 - MOTION TO INTRODUCE by Mr. Lucas 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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○ **O-2-2026 – TITLE ONLY**

- AUTHORIZING THE ADVERTISEMENT AND SALE OF THE MUNICIPAL OWNED PROPERTY IDENTIFIED AS BLOCK 40, LOT 17 NO LONGER NEEDED FOR PUBLIC PURPOSES PURSUANT TO N.J.S.A. 40A:12-13 ET SEQ.
 - MOTION TO INTRODUCE by Mrs. Cowan and SECOND by Mr. Lucas
 - Further discussion was made regarding selling more Township properties and thoughts of including more into the advertisement to sell
 - Mr. Lucas motioned to TABLE this for further discussion and SECOND by Mayor Rambo, all were in favor

- **RESOLUTIONS**

- **R-36-2026**

- RESOLUTION TO CHANGE SIGNORS ON VARIOUS TOWNSHIP OF ELK ACCOUNTS
 - MOTION by Mr. Lucas 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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- **R-37-2026**

- REAPPOINTING PASTOR RICHARD ARCHUT AS POLICE CHAPLAIN
 - MOTION by Mrs. Cowan and SECOND by Mr. Lucas, and all were in favor.

- **R-38-2026**

- CLOSED EXECUTIVE SESSION TO DISCUSS MATTERS INVOLVING THE PENDING LITIGATION REGARDING AFFORDABLE HOUSING, DISCUSSIONS PERTAINING TO A NJDEP NOTICE OF VIOLATION, CONTRACT NEGOTIATIONS (REDEVELOPMENT AGREEMENT) REGARDING AURA 3 BASKETBALL COURTS, AND CONTRACT NEGOTIATIONS (REDEVELOPMENT AGREEMENT) REGARDING SILVERGATE P1 & 3 RECREATIONAL FACILITIES
 - MOTION by Mr. Lucas and SECOND by Mrs. Sammons, and all were in favor.

- **R-39-2026**

- AUTHORIZING APPLICATION FOR FISCAL YEAR 2026 LOCAL RECREATIONAL IMPROVEMENT GRANT FOR THE ELK TOWNSHIP RECREATIONAL PARK IMPROVEMENTS PROJECT
 - MOTION by Mr. Cammarata 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-40-2026**

- APPROVING PAYMENT APPLICATION NO. 2 (FINAL) TO EARLE ASPHALT COMPANY FOR THE FY 2024 NJDOT MUNICIPAL AID RECONSTRUCTION OF LAUX ROAD AND PINE TAVERN ROAD
 - MOTION by Mr. Lucas 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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- **R-41-2026**

- APPROVING FORM OF MAINTENANCE GUARANTEE SUBMITTED BY EARLE ASPHALT COMPANY FOR THE FY 2024 NJDOT MUNICIPAL AID RECONSTRUCTION OF LAUX ROAD AND PINE TAVERN ROAD
 - MOTION by Mr. Lucas 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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PURSUANT TO RESOLUTION R-28-2026

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

- **GLoucester County Representative:** DENNIS MCNULTY was in attendance, and the only thing mentioned was that there are a lot of mailboxes knocked down on Clems Run, who do the residents contact if theirs was knocked down.

- **DISCUSSION TOPIC:**

- WEBSITE – Mr. Pine mentioned that a new site would be easier to post and maintain than our current one and would be cheaper per month if we spread out the startup costs over the 5 years of the agreement. Mayor Rambo asked what it is now. Mr. Pine mentioned the monthly and yearly costs for the current and compared them to the cost of the new one. Mrs. DeFrancesco would look into the numbers of it all. Committee expressed their desire to get a new site up and running soon.

- **PUBLIC PORTION**

- Open meeting to public - MOTION by Mrs. Cowan, SECOND by Mr. Lucas
 - Mr. Wold (132 Stockton Ct)- would the new site have Zoom meeting capabilities. Mr. Pine mentioned that we would have to look to see what we have licenses for with our IT company but we can certainly post a link to meetings there.
 - Mr. Creta (253 Daisy Ave)- what is the litigation about with the DEP. Mr. Bach mentioned that we can not discuss that at this time but to stay tuned.
- Close Public Portion - MOTION by Mrs. Cowan, SECOND by Mr. Lucas

- **PAY BILLS**

- MOTION by MOTION by Mrs. Cowan, SECOND by Mr. Lucas

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 Mr. Cammarata at 7:40pm
- MOTION TO REENTER PUBLIC SESSION by Mrs. Cowan and SECOND by Mr. Cammarata at 9:14pm
- SUMMARY: Discussed matters involving the pending litigation regarding affordable housing, discussions pertaining to a NJDEP notice of violation, contract negotiations (redevelopment agreement) regarding Aura 3 basketball courts, and contract negotiations (redevelopment agreement) regarding Silvergate P1 & 3 recreational facilities. No action was taken.

- **ADJOURNMENT:**

- MOTION by Mr. Lucas and SECOND by Mr. Cammarata
- Time: 9:15pm

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.