
ELK TOWNSHIP MARCH 5, 2026 – TOWNSHIP COMMITTEE MEETING

• **MEETING CALLED TO ORDER**

- Open Public Meeting Act Statement was read by Mr. Pine

• **SALUTE TO THE FLAG and INVOCATION**

- 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"/>	Mayor Rambo <input checked="" type="checkbox"/>	Mr. Duffield <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"/>	Chief Hitzelberger <input checked="" type="checkbox"/>	Sgt. Pierson <input checked="" type="checkbox"/>

• **APPROVAL OF MINUTES**

- February 17, 2026 Township Work Session Meeting and Closed Session
 - MOTION by Mr. Lucas and SECOND by Mrs. Cowan, and all were in favor.

• **REPORTS**

- COMMITTEE- Egg Hunt will be March 28th @ 11am
- POLICE CHIEF- see attached
- FIRE DEPARTMENT- Ferrell had 36 calls and was in service for 14 hours. During the snow storms, they responded to 14 weather related calls. There was nothing submitted by Aura at this time.
- ENGINEER- see attached

• **PUBLIC PORTION ON AGENDA ITEMS ONLY**

- Open Meeting to Public - MOTION by Mrs. Cowan and SECOND by Mr. Lucas, all were in favor.
 - Nobody came forward from the public
- Close Public Portion - MOTION by Mrs. Cowan and SECOND by Mr. Lucas, all were in favor.

• **ORDINANCES**

- **O-1-2026 – PUBLIC HEARING**
 - AMENDING CHAPTER 87 ENTITLED “STREETS AND SIDEWALKS” OF THE CODE OF THE TOWNSHIP OF ELK
 - Open Meeting to Public for **O-1-2026 ONLY** - MOTION by Mr. Lucas and SECOND by Mrs. Cowan
 - Nobody came forward from the public
 - Close Public Portion - MOTION by Mr. Lucas and SECOND by Mrs. Cowan
 - MOTION TO ADOPT by Mrs. Cowan and SECOND by Mr. Lucas

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

○ **O-2-2026 – MOTION TO TABLE**

- 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 TABLE by Mrs. Cowan and SECOND Mrs. Sammons

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

○ **O-3-2026 – PUBLIC HEARING**

- 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
 - Open Meeting to Public for **O-3-2026 ONLY** - MOTION by Mr. Lucas and SECOND by Mrs. Cowan
 - Nobody came forward from the public
 - Close Public Portion - MOTION by Mr. Lucas and SECOND by Mrs. Cowan
 - MOTION TO ADOPT by Mr. Lucas and SECOND by Mrs. Cowan

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

○ **O-4-2026 – PUBLIC HEARING**

- 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
 - Open Meeting to Public for **O-4-2026 ONLY** - MOTION by Mr. Lucas and SECOND by Mrs. Cowan
 - Nobody came forward from the public
 - Close Public Portion - MOTION by Mr. Lucas and SECOND by Mrs. Cowan
 - MOTION TO ADOPT by Mrs. Cowan and SECOND by Mr. Lucas

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

○ **O-5-2026 TITLE ONLY**

- AMENDING CHAPTER 83A ENTITLED “SOIL AND FILL IMPORTATION AND PLACEMENT” OF THE CODE OF THE TOWNSHIP OF ELK
 - MOTION TO INTRODUCE by Mrs. Cowan and SECOND by Mr. Lucas

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

● **RESOLUTIONS**

○ **R-46-2026**

- APPOINTING TRIAD ASSOCIATES AS AFFORDABLE HOUSING ADMINISTRATIVE AGENT OF THE TOWNSHIP’S AFFORDABLE HOUSING PROGRAM AND AWARDED A PROFESSIONAL SERVICES CONTRACT
 - MOTION by Mr. Lucas and SECOND by Mrs. Sammons

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

- **R-47-2026**
 - RESOLUTION TO REFUND MONEY TO RYAN JERROLD FEELEY A TOTAL DISABLED VETERAN
 - MOTION by Mrs. Cowan and SECOND by Mr. Lucas

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

- **R-48-2026**
 - RESOLUTION TO REFUND MONEY TO TIMOTHY BRACCIANTE A TOTAL DISABLED VETERAN
 - MOTION by Mr. Lucas and SECOND by Mrs. Cowan

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

- **R-49-2026**
 - RESOLUTION TO REFUND MONEY TO NICHOLAS J PALMA A TOTAL DISABLED VETERAN
 - MOTION by Mrs. Cowan and SECOND by Mr. Lucas

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

- **R-50-2026**
 - EMERGENCY TEMPORARY RESOLUTION PRIOR TO FINAL ADOPTION OF THE BUDGET
 - MOTION by Mr. Lucas and SECOND by Mrs. Sammons

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

RESOLUTIONS R-51-2026 THROUGH R-55-2026 WILL BE VOTED ON IN MOTION

- **R-51-2026**
 - AUTHORIZING ADOPTION OF FOURTH ROUND AFFORDABLE HOUSING TRUST FUND SPENDING PLAN
- **R-52-2026**
 - ENDORSING THE TOWNSHIP’S AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN
- **R-53-2026**
 - ADOPTING AN OPERATING MANUAL FOR THE ADMINISTRATION OF OWNER OCCUPIED AND RENTAL REHABILITATION PROGRAMS
- **R-54-2026**
 - ADOPTING AFFORDABILITY ASSISTANCE PROGRAM MANUAL
- **R-55-2026**
 - ADOPTING AN AMENDED AFFIRMATIVE MARKETING PLAN

MOTION TO APPROVE R-51-2026 THROUGH R-55-2026 by Mr. Lucas and SECOND Mrs. Sammons. Mrs. Sammons wanted to thank all of the professionals for their hard work to get this done.

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

- **R-56-2026**
 - CLOSED EXECUTIVE SESSION FOR DISCUSSIONS REGARDING COLLECTIVE BARGAINING AGREEMENT WITH THE ELK TWP. POLICE DEPARTMENT
 - MOTION by Mr. Lucas and SECOND by Mrs. Sammons

- **DISCUSSION**

- WEBSITE- Mrs. DeFrancesco mentioned that everything looked good number wise and budget wise. Mr. Duffield was going to review the contract for approval at next meeting to sign up for the new site.

- **GLOUCESTER COUNTY REPRESENTATIVE:** JAMES SCHMIDT was in attendance from the County. Nobody from the public came forward. Committee wanted to Congratulate him on his retirement and wished him the best of luck in his new retirement phase. He is being replaced by Steve Smith from Glassboro, but Mr. Schmidt wasn't sure if he would be attending the meetings.

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 Mr. Lucas and SECOND by Mrs. Cowan, and all were in favor.
 - Nobody from the public came forward.
- Close Public Portion - MOTION by Mrs. Cowan and SECOND Mr. Lucas, and all were in favor.

- **PAY BILLS**

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

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

- **CLOSED SESSION**

- MOTION TO ENTER CLOSED SESSION by Mr. Lucas and SECOND by Mrs. Cowan, and all were in favor.
 - TIME 7:27PM
- MOTION TO REENTER PUBLIC SESSION by Mr. Lucas and SECOND by Mrs. Cowan, and all were in favor.
 - TIME 8:06PM

- **ADJOURNMENT:**

- MOTION by Mr. Lucas and SECOND by Mrs. Cowan, and all were in favor.
 - Time: 8:06PM

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.