

Elk Township Combined Planning / Zoning Board Minutes

February 18, 2026

Call to Order: at 7:00pm

1. Opening:

A. Open Public Meeting Act was read by Mr. Pine

B. Roll Call was taken:

i Present- Mr. Afflerbach, Mr. McKeever, Mrs. Nicholson, Mr. Hughes, Mr. Richardson, and Mr. Wolf

ii Absent- Mr. Goetsch, Mr. Lucas, Mr. Smith, Mr. Peterson, Mr. Swanson

C. Flag Salute

D. Swear in Professionals

2. Announcements:

Notice to Public and Applicants: Board policy is no new business will commence after 10:30 p.m. and all testimony will stop at 11:00 p.m., except for individuals wishing to speak during the general public session.

3. Concept Plan Committee Report - no report was given

4. Approval on January 2026 Minutes was tabled

5. General Business:

1. Memorialize Resolution 2026– 07 Use Variance
Amtech Fence LLC Use Variance
541 Bridgeton Pike Mullica Hill, NJ 08062 Block 6 Lot 32
Application No. ZB – 25 – 01

Motion by Mrs. Nicholson to approve and seconded by Mr. Richardson. Roll call vote was taken and all were in favor.

6. Old Business: no old business

7. New Business:

1. Raul Castillo Luna Minor Subdivision
244 Clayton Ave Block 186 Lot 1
Application No. SD-26-01
Completeness Only

Application was deemed incomplete and a Motion was made by Mrs. Nicholson and seconded by Mr. Hughes. Roll call vote was taken and all were in favor.

2. Country Roads Realty, LLC Final Major Site Plan with Bulk Variance
730 Buck Rd Block 44 Lot 4
Application No. SP-25-01
Final

- Representing the applicant were Mr. Richard Wells (attorney) spoke about the letter of recommendation. Mr. Wells and Mr. Chad Gaulrapp spoke about the changes to the driveway, culvert, buffer area, generator, entrance to the facility with the inclusion of an automatic gate.
- Motion to open to the public was made by Mr. Hughes and seconded by Mrs. Nicholson regarding this matter
 - o Mr. Wall (131 Stockton Ct) asked about the back property buffer area, noise level going to be kept down, drains in the greenhouse floors and where are they going and what is in them, after hours turn around with the bend, make sure all approvals met prior to construction starting
 - The buffer was satisfied with the changes to the site plan, it is a closed water circuit not discharging waste, drains are to make sure no mold is in the building.
 - o Mr. Reed (9 Vivian Ln) wasn't sure why buffer is so far away from home and oak trees mainly can see through the bottom, and will the license transfer if property is sold
 - License doesn't transfer to property owners as they would need to apply and be approved by the state
 - o Mr. Schickling (732 Buck Rd)-
 - Buffering not between his property and access road
 - That is because the buffer between the two is wetlands and aren't allowed to alter wetlands
 - Mention of traffic study of estimated by residents of 90 trucks per day
 - That would be up to the county as it is on a county road
 - What about the odor
 - Nobody on the board is allowed to go to another facility to check as it would be a conflict
- Motion to close the public portion of this application was made by Mr. Hughes and seconded by Mrs. Nicholson. All were in favor
- Motion was made by Mrs. Nicholson to approve final major site plan with changes requested and to be made, and a second made by Mr. Richardson. Roll call vote was taken and all were in favor.

VIII. General Public Portion

- o Mr. Creta (253 Daisy Ave)- do we have any contact with the county in regards to any information about studies or advice
 - o Mr. Afflerbach mentioned that we have professionals to handle any requests not done by the board

IX. Correspondence no correspondence

X. Adjournment Motion by Mr. Wolf and seconded by Mrs. Nicholson to adjourn the meeting at 8:11pm

NOTICE PURSUANT TO N.J.S.A 10:4-8(d):

The items listed on this tentative agenda of the combined Planning/Zoning Board 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.

**The next Planning & Zoning Meeting will be held on
March 18, 2026 starting at 7pm.**