

Elk Township Combined Planning and Zoning Board

Reorganization Meeting

January 21, 2026

Minutes

Call to Order:

Board Secretary called the meeting to order at 7:02pm.

Roll Call:

Present: Mr. Afflerbach, Mr. Goetsch, Mr. Hughes, Mr. Lucas, Mr. McKeever, Mrs. Nicholson, Mr. Richardson, Mr. Smith, Mr. Wolf, Mr. Peterson (alt. 1)
Absent: Mr. Swanson (alt. 2)

Open Public Meeting Act (Sunshine Law): was read by the Board Secretary

Flag Salute: Secretary led the flag salute.

- **Membership Appointments for 2026:**

The Board Secretary read the following appointments and reappointments to the Combined Planning & Zoning Board for 2026:

- *Dave Smith, Class I, Mayor's Designee, 1 year term, expires 12/31/26*
- *Al Richardson, Class II, Environmental, 1 year term, expires 12/31/26*
- *Nate Lucas, Class III, Committee, 1 year term, expires 12/31/26*
- *Jay Hughes, Class IV, 3 Year Term, expires 12/31/2029*
- *Josh Peterson, alternate 1, 1 Year Term, expires 12/31/26*

Solicitor Brandon DeJesus gave the oath of office to the reappointed members.

- **Nomination & Appointment of Chairperson**

Mr. Hughes moved to open the floor to nominations for the position of Chairperson.
Seconded by Mrs. Nicholson.

Mrs. Nicholson made a motion to nominate Matt Afflerbach for the position of Chairperson.
Seconded by Mr. Hughes.

With no other nominations, Mr. Hughes moved to close the floor to nominations.
Seconded by Mr. McKeever.

Mr. Lucas made a motion to appoint Mr. Afflerbach as Chairperson.
 Seconded by Mr. Wolf.

Roll Call Vote to appoint Matt Afflerbach for the position of Chairperson.

Roll Call:

Roll Call Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Nicholson	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)	Y			
Goetsch	Y				Swanson (Alt. 2)				A
McKeever	Y				Hughes	Y			
Richardson	Y				Afflerbach (Chair)	Y			
Smith	Y								

For: 10

Against: 0

Abstain: 0

Mr. Afflerbach was voted in as the Chairman for the Planning & Zoning Board for the year 2026

•Nomination & Appointment of Vice Chairperson

Mrs. Nicholson moved to open the floor to nominations for the position of Vice Chairperson.
 Seconded by Mr. Afflerbach. With all members in favor, the motion was carried.

Mr. Afflerbach made a motion to nominate Jay Hughes for the position of Vice Chairperson.
 Seconded by Mr. Richardson.

With no other nominations, Mrs. Nicholson moved to close the floor to nominations.
 Seconded by Mr. McKeever.

Mr. Goetsch moved to appoint Jay Hughes as Vice Chairperson for the year 2026.
 Seconded by Mr. Richardson.

Roll Call Vote to appoint Jay Hughes for the position of Vice Chairman.

Roll Call:

Roll Call Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Nicholson	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)	Y			
Goetsch	Y				Swanson (Alt. 2)				A
McKeever	Y				Hughes	Y			
Richardson	Y				Afflerbach (Chair)	Y			
Smith	Y								

For: 10

Against: 0

Abstain: 0

Mr. Hughes was voted in as the Vice-Chairman for the Planning & Zoning Board for the year 2026

Solicitor Brandon DeJesus gave the Oath of Office to the Chair and Vice Chairperson of the Planning & Zoning Board.

•Nominations/Appointments/Resolutions

a. Establish meeting dates, time, and place for the year 2026 by Resolution #2026-01:

The Board reviewed the meeting dates as outlined below for the third Wednesday of each month for 2026, except November which will be held on the first Wednesday of the month

The following meeting dates, time and place were approved:

February 18, 2026	August 19, 2026
March 18, 2026	September 16, 2026
April 15, 2026	October 21, 2026
May 20, 2026	November 4, 2026
June 17, 2026	December 16, 2026
July 15, 2026	January 20, 2027 Reorganization Only

Meeting Time: 7:00pm

Meeting Place: Elk Township Municipal Court Room, 680 Whig Lane, Monroeville, NJ 08343

Mrs. Nicholson made a motion to adopt the meeting dates, time and place outlined.

Seconded by Mr. Wolf.

With all the members in favor, the motion was carried.

b. Designation of Official and Secondary Newspapers by Resolution #2026-02:

Mr. Hughes made a motion to designate ""The Sentinel" and "South Jersey Times" as the official newspapers for the year 2026.

Seconded by Mr. Lucas. With all members in favor, the motion was carried.

c. Nomination & Appointment of a Board Secretary by Resolution #2026-03:

Mr. Hughes moved to appoint Ann Marie Weitzel as Board Secretary for the year 2026.

Seconded by Mr. Lucas. With all members in favor, the motion was carried.

Roll Call:

Roll Call Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Nicholson	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)	Y			
Goetsch	Y				Swanson (Alt. 2)				A
McKeever	Y				Hughes	Y			
Richardson	Y				Afflerbach (Chair)	Y			
Smith	Y								

For: 10

Against: 0

Abstain: 0

d. Nomination & Appointment of Board Solicitor by Resolution #2025-04:

Mrs. Nicholson moved to appoint the Law Firm of Dasti & Staiger as Board Solicitor for the year 2026.

Seconded by Mr. Goetsch. With all members in favor, the motion was carried.

Roll Call:

Roll Call Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Nicholson	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)	Y			
Goetsch	Y				Swanson (Alt. 2)				A
McKeever	Y				Hughes	Y			
Richardson	Y				Afflerbach (Chair)	Y			
Smith	Y								

For: 10

Against: 0

Abstain: 0

e. Nomination & Appointment of Professional Services of a Board Planner by Resolution #2026-05:

Mr. Hughes moved to appoint the firm of Bach and Associates, as Professional Planner for the year 2026.

Seconded by Mr. Richardson. With all members in favor, the motion was carried.

Roll Call:

Roll Call Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Nicholson	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)	Y			
Goetsch	Y				Swanson (Alt. 2)				A
McKeever	Y				Hughes	Y			
Richardson	Y				Afflerbach (Chair)	Y			
Smith	Y								

For: 10 Against: 0 Abstain: 0

f. Nomination & Appointment of Professional Services of a Board Engineer by Resolution #2026-06:

Mrs. Nicholson moved to appoint the firm of Bach and Associates as Professional Engineer for the year 2026.

Seconded by Mr. McKeever.

Roll Call Vote to appoint Bach & Associates as Professional Engineer for the position of Board Engineer.

Roll Call:

Roll Call Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Nicholson	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)	Y			
Goetsch	Y				Swanson (Alt. 2)				A
McKeever	Y				Hughes	Y			
Richardson	Y				Afflerbach (Chair)	Y			
Smith	Y								

For: 10 Against: 0 Abstain: 0

Resolutions:

Motion to adopt & memorialize resolutions 2026-01 through 2026-06

Mr. Lucas moved to Adopt and Memorialize Resolutions 2026 – 01 thorough 2026 - 06.

Seconded by Mr. Wolf.

Roll Call Vote to Adopt and Memorialize Resolutions 2026 – 01 thorough 2026 - 06.

Roll Call:

Roll Call Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Nicholson	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)	Y			
Goetsch	Y				Swanson (Alt. 2)				A
McKeever	Y				Hughes	Y			
Richardson	Y				Afflerbach (Chair)	Y			
Smith	Y								

For: 10

Against: 0

Abstain: 0

Board Solicitor, Brandon DeJesus gave the oath of office to the reappointed Board Professionals.

General Business:

1. Approval of Minutes:

December 17, 2025

Mr. Lucas moved to approve the minutes from December 17, 2025.

Seconded by Mr. Wolf.

Mr. Hughes abstained from this vote.

With all members in favor, the motion was carried.

2. Memorialize Resolution 2026 -07

granting Bulk Variance to Charles Kashow

Regarding property located at 202 Winesap Way, Block 29.02 Lot 11 on the Tax Maps

Application No. ZB-25-04

Mrs. Nicholson moved to adopt resolution 2026 - 07. Seconded by Mr. Lucas.

Roll Call:

Roll Call Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Nicholson	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)	Y			
Goetsch	Y				Swanson (Alt. 2)				A
McKeever	Y				Hughes			A	
Richardson	Y				Afflerbach (Chair)	Y			
Smith			A						

For: 8 Against: 0 Abstain: 2

New Business:

- 1. Amtech Fence LLC Use Variance
541 Bridgeton Pike Block 6 Lot 32
Application No. ZB – 25 – 01
Technical and Final
Completeness was granted 12/17/2025**

Chairman Matt Afflerbach excused members David Smith and Nate Lucas from this application.

Attorney Dante Parenti entered his appearance as council for Amtech Fence LLC. He stated that his applicant is here for a Use Variance Only and if they are successful, they will come back before the Board for a Site Plan.

Mr. Parenti introduced Mark Amechi who is the principal of Amtech Fence LLC who will be providing testimony.

Board Solicitor Brandon DeJesus swore in Mark Amechi of Amtech Fence.

Mr. Amechi stated that his company sells fence as well as fencing, decking and railing. The facility is used for the storage of those items and they pick and pack orders there as well.

Mr. Amechi pointed out on a display where the office, a metal building closest to Bridgeton Pike, 42' x 80' was located as well as a metal storage building behind the office, 42' x 80' where they store chain link fittings and pick orders and a metal building to the right, 80' x 60' is where they would assemble vinyl fence.

Mr. Amechi stated that the hours of operation are 7am – 5pm in the office and 7am – 7pm for the yard.

Mr. Amechi stated that they have 10 employees on site, 4 work in the office, 2 in each of the buildings and 2 in the yard doing forklifting.

Mr. Amechi stated that customers and contractors come in and place their order and it will be picked and placed in the truck. Other customers call ahead and have the order delivered.

Mr. Amechi stated that they have 2 Tractor Trailers and 4 Roll Backs (car carriers).

Mr. Amechi stated that the 2 Tractor Trailers come and go 1 time per day and the Roll Back Trucks will come and go 2 times per day and they are parked behind the office.

Mr. Amechi stated that they have a 30 yard dumpster on site and is located in front of the building that is the farthest to the right. That dumpster is dumped 1-2 times per week depending on how busy they are.

Mr. Amechi stated that there is only 1 driveway and located in the center of the property. There was an old driveway located off of Moods Road that had been previously used but that is not used anymore. Mr. Amechi stated that if the Board asked to put that on a deed restriction as to it not to be used. There is a gate there that is locked.

Mr. Amechi stated that the site is 26.2 acres and estimated that less than a third, about 8 acres of the 26.2 acres is presently being used for the storage of materials.

Mr. Amechi stated that if the Board asks to limit the height of the piles of the materials, he would agree to that.

Mr. Amechi stated that if the Board asks to put buffering such as trees/shrubs, he would agree to that.

Mr. Amechi stated that they do not sublet to anyone.

Mr. Amechi stated that the liquid stored to the right of the driveway in a plastic tote in a trash enclosure that Board Engineer, Mr. Bach referred to in his review letter is DEF which is used in trucks to help the diesel and is a requirement and is cheaper to buy in bigger vats.

Board Engineer, Mr. Bach asked if there were any licensing for DEF to be put on site.

Mr. Amechi stated that he does not think there are licensing requirements and stated that if there were licensing requirements that they would comply with those requirements.

Mr. Hughes asked how many gallons is this container of DEF.

Mr. Wolf stated that the containers are usually 330 gallons.

Mr. Hughes asked how is this liquid dispensed from the container into the container on the vehicle.

Mr. Amechi stated that they use a pump to dispense this and there is no spill containment.

Mr. Bach stated that he believes this is considered a hazardous substance and the applicant has agreed to make it compliant with all regulations.

Mr. Amechi stated that 2 storage trailers have been removed from the property. And any axles that remain will be removed as well.

Mr. Amechi stated that the C boxes shown on the display are used for storage of excess chain link fittings.

Mr. Bach stated that the C boxes are not permitted by Elk Township's ordinance.

Mr. Amechi stated that they will remove the C boxes.

Mr. Amechi stated that contractors come on site about 4-5 times a day to pick up materials.

Mr. Amechi stated the tractor trailers come in and out 1 time a day, the smaller trucks come in and out 2 times a day and the employees come in and out 2 times a day making up a total amount of vehicular traffic to be under 30 vehicles a day.

Mr. Amechi stated that the office is open Monday through Friday 7am – 5pm with no hours of operations on the weekends.

Mr. Amechi stated that the dumpster can be moved towards the rear of the property and away from Bridgeton Pike.

Mr. Amechi stated that the other stone area that was added is for storage of aluminum and wood fences.

Mr. Amechi stated that there will be no third-party truck parking on the property.

Mr. Amechi stated that he has owned the property for 2.5 years.

Mr. Hughes asked what type of fuel is being stored in the fuel enclosure and the oil tank that is shown on the survey.

Mr. Amechi stated that there is heating oil stored in the oil tank and no fueling of trucks is done on site, that there might be propane tanks for their forklifts.

Mr. Hughes said that on the application the applicant is listed as Amtech Fence but the property owner is listed as Brosb4ceos LLC. He asked who the membership of Brosb4ceos was.

Mr. Amechi stated that he is only member of Brosb4ceos.

Mr. Hughes asked if the applicant also owns the adjacent property.

Mr. Amechi stated that he only owns the property on the application, 541 Bridgeton Pike.

Mr. Bach stated that the applicant is no longer seeking to use the property without coming back for a Site Plan and they are here tonight for a Use Variance and a Certificate of Occupancy is not something that this Board can grant.

Mr. Hughes asked why the applicant did not seek a Certificate of Occupancy while they were establishing the business here 2.5 years ago.

Mr. Amechi stated that he didn't know that he needed a Use Variance and he made a mistake. He thought the business was within the use since it was a former garden center.

Mr. Amechi stated that Amtech has 5 other locations.

Mr. Hughes asked if the other municipalities required Certificates of Occupancies to start the business in their municipality.

Mr. Amechi stated that they probably all did require the Certificate of Occupancy. And it was his mistake that he did not obtain one.

Mr. Afflerbach asked if the sublease to Repo Specialist is this applicant.

Mr. Amechi stated that is not him or his business.

Mr. Bach stated that the business that Mr. Afflerbach brought up is not this property or this applicant.

Mr. Afflerbach stated that there is a significant amount of advertising in form of fences in front of the building. Mr. Afflerbach asked if there is any retail space to show the product to prospective customers.

Mr. Amechi stated that they would not turn away a homeowner, but they do not advertise to that. There is a counter where the customers/contractors could come in to ask questions and purchase products.

Mr. Amechi stated that there is no advertising in the media world where they would handle homeowners at that location. Other locations he owns such as Deck and Fence Superstore have a retail specific location. They would encourage people to go to other locations so that they could work with someone.

Mr. Amechi stated that the percentage of the business at this site that is retail is .5% and the overwhelming majority of the businesses are contractors at this site.

Mr. Amechi stated that the Newfield and Turnersville property have the same amount of material that is stored on site and delivered out as this property in Elk Twp.

Mr. Amechi stated that he would limit the height of the outside storage to 12' -15' as this property drops down to a 15' ravine.

Mr. Amechi stated that there would be trees as a buffer along Bridgeton Pike and as well as a 6' opaque fence and will do what is necessary to make the property visibly protected.

Mrs. Nicholson asked about Storm Water Management and this property.

Mr. Bach stated that they will have to do a Site Plan and Storm Water Management will have to be addressed.

Board Solicitor swore in Scott Brown Engineer and Stephen Hawk Planner.

Mr. Brown stated that they will be submitting a Site Plan within 4 months.

Mr. Bach asked Board Solicitor Mr. DeJesus if he could put language in the Resolution as to upon Site Plan Approval that the improvements would be within a timely fashion or reasonable standard.

Mr. DeJesus stated that he would add that to the Resolution.

Mr. Hughes asked what the height of the items that are wrapped and set upon one another.

Mr. Amechi stated that they are each 3-4 feet high and they are about 24 -30 feet high and they are going to limit the height to 12-15 feet high.

Mr. Amechi stated that they would disperse the products to the other locations.

Mr. Hawk stated that this location is suitable within the Township as it located on Rt. 77 a main North South artery and has good access to Rt. 538 and Rt. 322 where there is a large demand for fences towards the South and West.

The site itself has a unique spot with pockets of Wetlands and some preserved farmland to the rear and it has plenty of land to absorb the use with plenty of land around it and the potential for impact on residential is minimal. The use does not demand sewer and water and this is a great use in this area.

This use fits into a typical Commercial Use and will meet the Environmental Requirements as to what they propose.

The DOT website shows over 4000 vehicle trips on this section of Rt. 77 and this use will have less than 1% of that number based on the use and it will not impact the highway and provide a free flow of traffic.

This Use will provide a desirable visual environment by lowering the height of the stacks of product, provide plantings, possibly an opaque fence and the grade of the property helps.

There will be no substantial detriment to the public good. There is very little residential uses in the area to impact. They are not changing the character and not having a substantial detriment to the public good.

No substantial impact to the Zoning plan will happen and the Zoning Ordinance was changed to allow the Neighborhood Commercial Overlay.

The positives outweigh the negatives as they are helpful in making this a more attractive site.

Mr. Hawk stated that this is a new Use Application and the improvements they are making are not a continuation of what was already existing.

Mr. Bach stated that 3 letters have been submitted from his office regarding this application: September 12, 2025, September 16, 2025 and January 15, 2026.

Mr. Bach stated that he recommends any approval for use be limited to one access onto Bridgeton Pike (Rt. 77).

Mr. DeJesus referred to exhibits A – D as ones that were submitted.

Mr. Amechi stated that no truck maintenance is done on site.

Mr. Hughes moved to enter into the Public Portion, Seconded by Mr. Goetsch.

With all members in favor, the motion was carried.

Rod Wall, 131 Stockton Ct asked how the lighting will affect the surrounding area.

Mr. Bach stated that lighting will be addressed during the Site Plan Application and this will not look like a car lot, not lit up all night and not affect the adjacent properties.

Mrs. Nicholson moved to close the Public Portion, Seconded by Mr. Wolf.

With all members in favor, the motion was carried.

Mrs. Nicholson moved to grant approval for a Use Variance to Amtech Fence LLC
 Seconded by Mr. Wolf.

Roll Call:

Roll Call Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Nicholson	Y				Wolf	Y			
Lucas					Peterson (Alt. 1)				
Goetsch	Y				Swanson (Alt. 2)				A
McKeever	Y				Hughes	Y			
Richardson	Y				Afflerbach (Chair)	Y			
Smith									

For: 7 Against: 0 Abstain: 0

Mr. Hughes moved to enter into the Public Portion, Seconded by Mr. Goetsch.

With all members in favor, the motion was carried.

Chris Creta, 253 Daisy Ave asked where in our Code Book is the 200 foot list shown and he only sees it listed as for PUD's.

Mr. Bach stated that the NJ Municipal Land Use Law contains this not our Code Book. The procedures for Land Use Applications are in the NJ Municipal Land Use Law; this is State regulated. Elk Township would not repeat the State Statutes.

Mr. Creta asked if a 200' list is required for any kind of building.

Mr. Bach stated that the only thing in our Ordinance that would not require a 200' list by owner is a Minor Subdivision by Right with no Variances.

Correspondence: None

Adjournment:

**Mr. Hughes moved to adjourn, seconded by Mr. McKeever.
With all members in favor, the motion was carried.**

Adjournment time: **8:46 pm**

**These minutes are a brief summary of the proceedings that took place during the Elk Township
Planning & Zoning Board meeting held January 21, 2026,
and should not be taken as verbatim testimony.**

Respectfully submitted,

Ann Marie Weitzel, Board Secretary