

**Elk Township Combined Planning and Zoning Board**

**Regular Business Meeting**

**March 2, 2026**

**Minutes**

**Call to Order:**

Regular Business Meeting was called to order at 7:01 pm.

**Roll Call:**

**Present:** Mrs. Nicholson, Mr. Goetsch, Mr. McKeever, Mr. Richardson, Mr. Smith,  
Mr. Hughes, Mr. Afflerbach

**Absent:** Mr. Lucas, Mr. Wolf, Mr. Peterson (alt 1), Mr. Swanson (alt 2)

**Open Public Meeting Act:** was read by the Board Secretary

**Flag Salute:** Chairman Afflerbach led the flag salute.

**Concept Plan Review:** None

**Approval of Minutes:** None

*Mrs. Nicholson moved to Open to the Public for the Township directive to the Planning Board concerning the Amended 4th round of Affordable Housing Obligations, seconded by Mr. McKeever.*

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

*Mrs. Nicholson moved to Close to the Public, seconded by Mr. McKeever..*

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

**General Business:**

1. Resolution 2026 – 9 Granting Preliminary & Final Major Site Plan with Bulk Variance to Country Roads Realty, LLC regarding property located at 730 Buck Rd, and being further shown as Block 44 Lot 4 on the Tax Maps of the Township of Elk, Application Number SP-25-01

*Mrs. Nicholson moved to adopt Resolution 2026 -09. Second, by Mr. Hughes.*

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

For: 6                      Against: 0                      Abstain: 1                      6-0- 1

**New Business:**

1. Amended 4th round of Affordable Housing Obligations

*Mr. Hughes moved to Open to the Public, seconded by Mrs. Nicholson.*

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

For: 8                      Against: 0                      Abstain: 0                      8-0- 0

**Board Engineer Steve Bach gave a summary of the Amended 4<sup>th</sup> Round of Affordable Housing Obligations for the Board and Public.**





Board Engineer, Steve Bach gave an overview of Ordinance 0 – 4 – 2026 of the Township of Elk regarding Master Plan consistency with the property referred to as Appendix 3 including property located at Block 31 Lots 2.01 and Block 58 Lot 2 which provides zoning for Townhouse development with inclusionary affordable housing units within the development.

This Ordinance will require anyone that comes in with a development of 5 housing units or more will be required to do a 20% inclusionary affordable housing set aside.

*Mr. Richardson moved to grant approval of reviewing Ordinance 0 – 4 – 2026 for Master Plan Consistency. Seconded by Mr. Goetsch.*

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

For: 8

Against: 0

Abstain: 0

8-0-0

Resolution 2026 – 12 of the Planning/Zoning Board of the Township of Elk, County of Gloucester, State of New Jersey, reviewing Ordinance 0 – 4 – 2026 for Master Plan Consistency.

*Mr. Hughes moved to adopt Resolution 2026 - 12. Seconded by Mrs. Nicholson.*

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

For: 8

Against: 0

Abstain: 0

8-0-

*Mr. Lucas moved to open the General Public Portion of the meeting, seconded by Mrs. Nicholson.*

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

Alfredo Gonzalez, 510 2<sup>nd</sup> Ave asked if he could have a copy of the Traffic Study that was performed for the Aura 3 development.

Mr. Gonzalez was told that the Board Secretary, Ann Marie Weitzel would reach out to him to get him that information.

*Mr. Hughes moved to close the General Public Portion of the meeting, seconded by Mr. Goetsch.*

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

*Adjournment:*

*Mrs. Nicholson moved to adjourn, seconded by Mr. McKeever.*

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

Adjournment time: *7:59 pm*

Respectfully submitted,

Ann Marie Weitzel, Board Secretary

These minutes are a brief summary of the proceedings that took place during the Elk Township Planning & Zoning Board meeting held March 2, 2026, and should not be taken as verbatim testimony.