

Elk Township Combined Planning and Zoning Board

Regular Business Meeting

May 20, 2026

Minutes

Call to Order:

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

A. Roll Call:

Present Members: Mrs. Nicholson, Mr. Goetsch, Mr. Richardson, Mr. Smith, Mr. Wolf, Mr. Hughes,
and Mr. Afflerbach

Absent Members: Mr. Lucas, Mr. McKeever Mr. Peterson (alt 1)

Professionals Present: Board Engineer – Steve Bach

Board Planner – Chloe Bach

Board Solicitor - Brandon DeJesus

B. Open Public Meeting Act: was read by the Board Secretary

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

D. Concept Plan Review: None

E. Approval of Minutes: April 15, 2026

Mr. Goetsch moved to approve the minutes of April 15, 2026,

Seconded by Mr. Richardson

Mrs. Nicholson abstained from this vote

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

F. Meeting Agenda Items

New Business:

1. Bailey Site Plan Waiver

893 Aura Rd Block 31 Lot 2.01

Application No. SP – 26 – 01

Technical and Final

- **Professionals Sworn In:** Jeffrey Downs (Applicant's Attorney)
Tom Bailey (Applicant/Owner)
- **Summary of Testimony:** Mr. Downs testified regarding a Site Plan Waiver and stated that in 1992 there was an approval for a Use Variance and a handwritten Site Plan was submitted at one point but no Resolution approving that Site Plan so they are here tonight requesting that Site Plan Waiver. The applicant stated that the property is being used for an Auto Body Shop and Used Car Sales. Board Engineer Steve Bach stated that the Site Plan Waiver that the applicant is seeking tonight is for Used Car Sales shown on the plan as an area of 10,500 square feet and nowhere else on the property. The applicant/owner Tom Bailey stated that this is correct. Mr. Bailey stated that he agrees to these conditions to the Site Plan Waiver: place new gravel on the area designated for used car sales, only having vehicles that are actively being repaired or sold up front, working with the Zoning Officer regarding what is going on in the back and having the U-Haul sign/ Use reviewed by the Zoning Officer.
- **Public Comment:** No members of the public spoke on this application.
- **Motion:** Ed Wolf made a motion to approve Application SP-26-01 for the requested Site Plan Waiver.
- **Second:** Al Richardson.
- **Vote:** Roll Call vote was taken. Yes: Nicholson, Goetsch, Richardson, Smith, Wolf, Hughes, Afflerbach.
- **Outcome:** Approved unanimously.

**2. Bruce Paparone Communities Inc. Amending Final Major Subdivision Approval
104 – 109 Pond View Court Block 36 Lots 1.01, 1.02, 1.03, 1.07, 10.8 & 1.09
Application No. SP – 26 – 02
Technical and Final**

Mr. Smith recused himself from this application.

- **Professionals Sworn In:** Damian Del Duca (Applicant's Attorney)
Steven Bagley (Applicant's Engineer)

Board Engineer, Steve Bach stated that their office has no objections to a waiver being granted for the remaining Land Development Checklist items except for the following items: Item #37 the applicant will be required to provide easement approvals, Item #58 the applicant will be required to provide evidence of a revised approved permit from the Gloucester County Soils Conservation District and Item #64 the applicant is required to provide pipe calculations as a condition of approval as the application is before the Board for amended grading and supplemental stormwater measures.

Board Engineer, Steve Bach recommends that this application be deemed complete.

- **Motion:** Ed Wolf made a motion to approve Application SP-26-01 for Completeness.
- **Second:** Marques Goetsch
- **Vote:** Roll Call vote was taken. Yes: Nicholson, Goetsch, Richardson, Wolf, Hughes, Afflerbach.
- **Outcome:** Approved unanimously for Completeness.
- **Summary of Testimony:** Mr. Del Duca gave an overview of the application to revise the Grading Plan and amend the Final Major Subdivision for the 6 lots that Paparone Builders owns and the 1 additional lot that is owned by the Renzi Family as all the lots have to be graded similarly.
 - Steven Bagey gave an overview of the Grading Plan stating that the seasonal high water table level is at such an elevation that it requires the septic beds to be higher than they could be without raising the site. In order to get the sewer into the septic bed the houses would need to go up as the basements would have to be above the seasonal high-water table and the homes would need to be 1 -3.5 feet higher than shown on the original plan. This also promotes drainage to the rear of the property and away from the street. Additional Stormwater is being added to properties 1.01 and 1.03 at the rear of the property. There is an existing line of storm sewer/catch basins along the other property line along the easement that will be extended and an adding an additional catch basin.

Board Engineer Steve Bach asked if there is any intention from Paparone to refresh the paving on this cul-de-sac.

Mr. Del Duca stated that to his knowledge there is no intention to refresh the paving on this cul-de-sac.

Mr. Bagley stated that there will be an HOA to maintain the basins.

Mr. Bach asked that the HOA documents be sent to the Township for review.

- **Public Comment:** No members of the public spoke on this application.
- **Motion:** Donna Nicholson made a motion to approve Application SP-26-02 Amended Final Site Plan regarding Grading and Stormwater and Major Subdivision Approval
- **Second:** Ed Wolf.
- **Vote:** Roll Call vote was taken. Yes: Nicholson, Goetsch, Richardson, Wolf, Hughes, Afflerbach.
- **Outcome:** Approved unanimously.

3. Russo Land Holdings Major Subdivision w/ Variances

1499 Ellis Mill Rd Block 10 Lot 26

Application No. SD – 26 – 02

Completeness Only

Board Engineer, Steve Bach stated that their office has no objections to a waiver being granted for the remaining Land Development Checklist items except for the following items: #29 requires an environmental impact statement, #30 requires a Phase 1 Environmental Assessment, #31 requires a Traffic Impact Study prepared, signed and sealed by a Licensed Professional Engineer in NJ and #68 requires floor plan and front elevation of all proposed principal buildings and contemplated accessory buildings and structures, and any elevations in public view.

Board Engineer, Steve Bach recommends that this application be deemed incomplete.

- **Motion:** Jay Hughes made a motion to approve Application SD-26-02 for Incompleteness.
- **Second:** Ed Wolf
- **Vote:** Roll Call vote was taken. Yes: Nicholson, Goetsch, Richardson, Smith, Wolf, Hughes, Afflerbach.
- **Outcome:** Approved unanimously for Completeness.

4. STC Enterprises LLC Use Variance

705 Buck Rd Block 50 Lot 15

Application No. ZB – 26 – 01

Completeness Only

Mr. Smith recused himself from this application as it is a Use Variance

Board Planner, Chloe Bach stated that their office has no objections to a waiver being granted for the remaining Land Development Checklist items except for the following items: #11 requires the source and date of current or recertified property survey prepared and scaled by a registered NJ Land Surveyor(prepared or certified within the last 1 year) and #41 requires the location of existing wells and septic systems and distances between them and on adjacent properties.

Board Planner Chloe Bach recommends that this application be deemed incomplete.

- **Motion:** Donna Nicholson made a motion to approve Application ZB-26-01 for Incompleteness.
- **Second:** Marques Goetsch
- **Vote:** Roll Call vote was taken. Yes: Nicholson, Goetsch, Richardson, Wolf, Hughes, Afflerbach.
- **Outcome:** Approved unanimously for Completeness.

G. General Public Portion

Donna Nicholson moved to open the General Public Portion of the meeting,

Seconded by Marques Goetsch

With all members in favor, the motion was carried.

- **Rod Wall, 141 Stockton Ct had questions/statements regarding the last 2 applications.**

Board Engineer Steve Bach stated that the Board cannot speak about this application until it comes before the Board again, at which time anyone from the public can speak on this matter.

- **Chris Creta, 253 Daisy Ave stated that no leniency should be allowed for any application that would bring commercial trucking to that intersection.**
- **Jim Larkin, 715 Webster Drive, stated that Daisy Ave has large ruts made by all of the Construction Vehicles that were working on Mimosa Ct and is wondering if they are going to be repaired.**

Marques Goetsch moved to close the General Public Portion of the meeting,

Seconded by Al Richardson

With all members in favor, the motion was carried

H. ADJOURNMENT

- **Motion:** Donna Nicholson made a motion to adjourn the meeting.
- **Second:** Al Richardson.
- **Outcome:** All in favor. Meeting adjourned 8:28pm.

Respectfully Submitted,

**Ann Marie Weitzel
Planning Board Secretary**

These minutes are a brief summary of the proceedings that took place during the Elk Township Planning & Zoning Board meeting held May 20, 2026, and should not be taken as verbatim testimony.