

Elk Township Combined Planning and Zoning Board

Regular Business Meeting

July 15, 2026

Minutes

Call to Order:

Regular Business Meeting was called to order at 7:00pm.

A. Roll Call:

Present Members: Mrs. Nicholson, Mr. McKeever, Mr. Richardson, Mr. Wolf, Mr. Hughes, Mr. Afflerbach

Absent Members: Mr. Lucas, Mr. Goetsch, Mr. Smith, 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: Vice Chairman Hughes led the flag salute.

Marques Goetsch entered the meeting at 7:04pm.

D. Concept Plan Review: None

E. Approval of Minutes: June 17, 2026

Mrs. Nicholson moved to approve the minutes of June 17, 2026,

Seconded by Mr. Richardson

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

F. Meeting Agenda Items:

New Business:

**1. Resolution 2026 – 16 Minor Subdivision & Use Variance to Castillo - Luna
regarding property located at 244 Clayton Ave ,
and being further shown as Block 186 Lot 1
on the Tax Maps of the Township of Elk, Application Number SD-26-03**

- **Motion:** Jay Hughes made a motion to Memorialize Resolution 2026 – 16.
- **Second:** Donna Nicholson.
- **Vote:** Roll Call vote was taken. Yes: Nicholson, McKeever, Richardson, Wolf, Hughes.
- **Abstain from Vote:** Afflerbach
- **Outcome:** Approved unanimously.

**2. Resolution 2026 – 17 Minor Subdivision to Oldt
regarding property located at 925 Aura Rd ,
and being further shown as Block 55 Lot 8
on the Tax Maps of the Township of Elk, Application Number SD-26-01**

- **Motion:** Donna Nicholson made a motion to Memorialize Resolution 2026 – 15.
- **Second:** Al Richardson.
- **Vote:** Roll Call vote was taken. Yes: Nicholson, McKeever, Richardson, Wolf, Hughes.
- **Abstain from Vote:** Afflerbach
- **Outcome:** Approved unanimously.

**3. Amtech Fence Major Site Plan Preliminary & Final Approval
541 Bridgeton Pike Block 6 Lot 32
Application No. SP – 26 – 01
Completeness Only**

- **Motion:** Jay Hughes made a motion to deem this application incomplete.
- **Second:** Ed Wolf.
- **Vote:** Roll Call vote was taken. Yes: Nicholson, Goetsch, McKeever, Richardson, Wolf , Hughes and Afflerbach.
- **Outcome:** Approved unanimously.

G. General Public Portion

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

Seconded by Ed Wolf

With all members in favor, the motion was carried.

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

Seconded by Ed Wolf

With all members in favor, the motion was carried

H. Correspondence

Board Engineer Steve Bach informed the Planning & Zoning Board that there will be a Master Plan Reexamination that must be done by the end of this year. This Master Plan Reexamination will happen over the next few months, culminating on December 16, 2026, where there will be a Public Hearing to adopt the Master Plan Reexamination Report. At the end of each Planning & Zoning Meeting in the upcoming months, there will be workshop on the Master Plan.

Board Secretary, Ann Marie Weitzel, stated as a matter of correction, that she did not call for Mr. Wolf's vote during the Roll Call Vote for Amtech Fence Major Site Plan Preliminary and Final Approval, Completeness Only. She then asked Mr. Wolf his vote and he stated that he voted yes to deem the application incomplete.

I. ADJOURNMENT

- **Motion:** Donna Nicholson made a motion to adjourn the meeting.
- **Second:** Marques Goetsch.
- **Outcome:** All in favor. Meeting adjourned 7:23pm.

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.