

Elk Township Combined Planning / Zoning Board
680 Whig Lane Road, Monroeville, NJ 08343

AGENDA
December 16, 2015

Regular Business Meeting

Call to Order:

I. Opening:

- A. Open Public Meeting Act: read by Board Secretary**
- B. Roll Call**
- C. Flag Salute**

II. 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.

III. General Business:

- Minutes:
November 18, 2015
- Resolution(s):
2015-24 - Certifying a pre-existing non-conforming use for a duplex consisting of one residential unit on the first floor and a second residential unit on the second floor for a property located at 223 Buck Road, block 115, lot 2 to applicants, Eugene Shoultz and Verbena Pearcy

2015-25 - granting minor subdivision approval with waivers and variances, block 41, lot 12, located on Elk Road, to applicant Peter Tilden.

2015-26 - granting a minor subdivision approval and variances for the properties located on Whig Lane, block 19, lots 9, 10, 11 and 12, to applicants N. George Lucas and M. Louise Lucas

IV. Old Business:

V. New Business:

1. Completeness Hearing - "D(1)" Use Variance & Site Plan waiver request to permit a change of use for three commercial tenants not permitted in the RE zone, Block 33, lot 12.01, 719 Whig, to applicant James Gaglianone. (Application #ZB-15-09)
2. Public Hearing - "D(1)" Use Variance & Site Plan waiver request to permit a change of use for three commercial tenants not permitted in the RE zone, Block 33, lot 12.01, 719 Whig, to applicant James Gaglianone. (Application #ZB-15-09)
3. Completeness Hearing - Final Major Subdivision Aura II, *Sections 1A, 1B, 1C, 3A & 3B, block 29, lots 24.01, 28, 29, block 32, lots 1-9, Aura Road, to applicant Aura Investors, LLC. (Application #SD-03-03)
4. Public Hearing - Final Major Subdivision Aura II, *Sections 1A, 1B, 1C, 3A & 3B, block 29, lots 24.01, 28, 29, block 32, lots 1-9, Aura Road, to applicant Aura Investors, LLC (Application #SD-03-03)

VI. General Public Portion

VII. Correspondence

VIII. Adjournment

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.

Formal action may or may not be taken regarding each item listed on the final agenda.

**Next Meeting: Wednesday, January 20, 2016, Reorganization Meeting only,
7:30 pm, Municipal Court Room**