

Elk Township Combined Planning and Zoning Board

Regular Business Meeting

August 19, 2026

Minutes

Call to Order:

Regular Business Meeting was called to order at 7:02pm.

A. Roll Call:

Present Members: Mr. Lucas, Mrs. Nicholson, Mr. Richardson, Mr. Smith, Mr. Hughes, Mr. Afflerbach

Absent Members: Mr. Goetsch, Mr. McKeever, Mr. Wolf, and 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.

D. Concept Plan Review: None

E. Approval of Minutes: July 15, 2026

Mrs. Nicholson moved to approve the minutes of July 15, 2026,

Seconded by Mr. Richardson

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

F. Meeting Agenda Items:

Mr. Goetsch arrived at the meeting at 7:08pm.

New Business:

**1. STC Enterprise, LLC
Use Variance
705 Buck Rd Block 50 Lot 15
Application No. ZB – 26 – 01
Completeness Only**

- **Motion:** Jay Hughes made a motion to deem this application incomplete.
- **Second:** Donna Nicholson.
- **Vote:** Roll Call vote was taken. Yes: Nicholson, Richardson, Hughes and Afflerbach.
Mr. Goetsch abstained from this vote.
- **Outcome:** Approved.

**2. Stephen Ranson
Bulk & Use Variance
Stanger Ave Block 62 Lot 34
Application No. ZB – 26 – 02
Completeness Only**

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

**3. Resolution Reviewing Twp Ordinance 0-13-2026
Affordable Housing 4th Round for Master Plan Consistency**

- **Motion:** Jay Hughes made a motion to approve this review.
- **Second:** Marques Goetsch.
- **Vote:** Roll Call vote was taken. Yes: Nicholson, Lucas, Goetsch, Richardson, Smith, Hughes and Afflerbach.
- **Outcome:** Approved unanimously.

**4. Memorialize Resolution 2026 – 18
Affordable Housing 4th Round for Master Plan Consistency**

- **Motion:** Donna Nicholson made a motion to memorialize this Resolution.
- **Second:** Nate Lucas.
- **Vote:** Roll Call vote was taken. Yes: Nicholson, Lucas, Goetsch, Richardson, Smith, Hughes and Afflerbach.
- **Outcome:** Approved unanimously.

G. General Public Portion

Nate Lucas moved to open the General Public Portion of the meeting,

Seconded by Marques Goetsch

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

- **Chris Creta, 253 Daisy Ave** stated that the Gas Station on Buck Rd has been open for business at 5am, before they are allowed to be open.

Board Engineer Steve Bach responded that the Zoning Officer is aware of the issue and will take the appropriate steps to bring them into compliance.

- **Jacqueline Bradford, 886 Elk Rd asked why the start time of 5am for the Gas Station is an issue as well as the Tax Abatement for the new houses being built at the Carriages Development on Aura Rd.**

Board Engineer Steve Bach responded that the Gas Station received a Use Variance from the Planning & Zoning Board and in that application was very specific hours of operation that were granted upon approval. Board Engineer, Steve Bach referred her to the Township Committee for answers to that question.

- **Catherine Elwell, 414 Crispin Way asked about the Tax Abatement for the new houses being built at the Carriages Development on Aura Rd.**

Board Engineer, Steve Bach referred her to the Township Committee for answers to that question.

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

Seconded by Nate Lucas

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

H. Correspondence

I. Master Plan Review

Board Engineer, Steve Bach gave an overview of the 2026 Master Plan Reexamination which is performed every 10 years. The goal is to be finished in November or December of 2026 and then the Master Plan will go to the Township Committee for their review. These Master Plan Workshops will take place during the Planning & Zoning Meetings during the next few months.

The first thing that was done for this Master Plan Reexamination was to look back 10 years to the 2016 Master Plan and the goals, objectives and recommendations of that plan. The attached memorandum lists what has already been addressed regarding the Master Plan. The memorandum also lists significant changes since the last Master Plan Reexamination of 2016 as well as a list of recommended changes for the Board to consider.

J. General Public Portion for Master Plan Review

Jay Hughes moved to open the General Public Portion of the meeting,

Seconded by Nate Lucas

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

- **Rod Wall, 131 Stockton Ct asked where he could find the Master Plan documents. He was directed to the Elk Township Website for these documents. Mr. Wall also stated concerns regarding the density of future developments, with houses being on top of one another and the town's plan is to be a country environment with houses being spread out. Mr. Wall was directed by Steve Bach Planning & Zoning Engineer, to bring his questions/concerns to the next Planning & Zoning Meeting where this will be discussed again.**
- **Darlema Bey, 507 Arch St asked if the Master Plan workshops on the Master Plan will take place every month until November or December and if the community will have the opportunity to ask questions and give input on any changes to the Master Plan. Steve Bach, Planning & Zoning Engineer stated that yes, the community is welcome to come out and ask any questions or state concerns regarding the Master Plan. The community is welcome to email the Planning & Zoning Board Secretary, Ann Marie Weitzel, with any questions or concerns ahead of the meeting so they may be forwarded to the professionals and board members for consideration.**

Nate Lucas moved to open the General Public Portion of the meeting,

Seconded by Marques Goetsch

With all members in favor, the motion was carried.

K. ADJOURNMENT

- **Motion: Donna Nicholson made a motion to adjourn the meeting.**
- **Second: Nate Lucas.**
- **Outcome: All in favor. Meeting adjourned 8:24pm.**

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 September 16, 2026, and should not be taken as verbatim testimony.