

Elk Township Combined Planning and Zoning Board

Regular Business Meeting

June 17, 2026

Minutes

Call to Order:

Regular Business Meeting was called to order at 7:04pm.

A. Roll Call:

Present Members: Mrs. Nicholson, Mr. Lucas, Mr. Goetsch, Mr. McKeever, Mr. Richardson, Mr. Smith, Mr. Wolf, Mr. Peterson (alt 1), Mr. Hughes,

Absent Members: Mr. Afflerbach

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: May 20, 2026

Mrs. Nicholson moved to approve the minutes of May 20, 2026,

Seconded by Mr. Richardson

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

F. Meeting Agenda Items:

New Business:

1. Resolution 2026 – 14 Granting Site Plan Waiver to Thomas Bailey regarding property located at 893 Buck Rd , and being further shown as Block 31 Lot 2.01 on the Tax Maps of the Township of Elk, Application Number SP-26-01

- **Motion:** Ed McKeever made a motion to Memorialize Resolution 2026 – 14.
- **Second:** Marques Goetsch.
- **Vote:** Roll Call vote was taken. Yes: Nicholson, Goetsch, Richardson, Smith, Wolf, Hughes.
- **Abstain from Vote:** Lucas, McKeever, Peterson.
- **Outcome:** Approved unanimously.

2. Resolution 2026 – 15 Granting Amended Final Major Subdivision Approval to Bruce Papaone Communities, Inc regarding property being further shown as Block 36 Lots 1.01, 1.02, 1.03, 1.07, 1.08 and 1.09 on the Tax Maps of the Township of Elk, Application Number SP-26-02

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

**3. Castillo – Luna Minor Subdivision & Use Variance
244 Clayton Ave Block 186 Lot 1
Application No. SP – 26 – 03
Completeness, Technical and Final**

Professionals Sworn In: Brian Hall (Applicant's Attorney)
Raul Castillo - Luna (Applicant/Owner)

- Board Planner, Chloe Bach referred to her review letter dated June 10, 2026, and recommended that the Planning & Zoning Board deem the application complete.
- Board Solicitor Brandon DeJesus stated that 2 members, Nate Lucas, Governing Body Member and David Wolf, Mayor's Representative, will not be able to vote on this application as it has a Use Variance Component.

- **Motion:** Donna Nicholson made a motion to approve Application SP-26-03 for Completeness.
- **Second:** Al Richardson.
- **Vote:** Roll Call vote was taken. Yes: Nicholson, Goetsch, McKeever, Richardson, Wolf, Peterson and Hughes.
- **Outcome:** Approved unanimously for Completeness.
- **Summary of Testimony:** Mr. Brian Hall gave an overview of the application for a Minor Subdivision with a Use Variance, stating that the existing lot will be split not exactly down the middle. There is a house on the one side of the split and vacant land on the other. A Use Variance is needed due to the Density Requirement; the Zoning District requires a maximum density of 1.5 dwelling units per acre and when the lot is split it will be 1.87 houses per acre for the existing lot and 2.01 houses per acre for the new lot. The existing house is only 20 feet from the property line, and they are proposing 30 feet on the new lot, so they are proposing a Variance for one preexisting nonconforming and a Variance for the new lot. Mr. Hall proposed that this Minor Subdivision and Use Variance is appropriate for this neighborhood, is similar to the neighboring lots and satisfies the positive criteria. This will not have a substantial negative impact to the neighborhood.

Mr. Hughes asked if the original plans do not show the changed lot line down the middle off of the covered porch.

Mr. Hall stated that as a condition of approval revised plans would be submitted.

Board Planner, Chloe Bach referred the Planning & Zoning Board to her letter dated June 10, 2026, page 3 and stated that there will be some small changes to the Zoning Schedule. Lot 1 will be 23,320 ft instead of 22,000 square ft and Proposed Lot 1.01 will be 20,680 square ft and both will still be conforming. Both lots will require Bulk Variances for the Average Front Yard Setback, but they will no longer require a Bulk Variance for Side Yard Setback as they are moving the lot line 6 feet over, it will comply with the Minimum Side Yard Setback. Proposed Lot 1 density will be 1.87 dwelling units per acre and proposed lot 2 will be 2.1 dwelling units per acre.

Board Planner, Chloe Bach asked the applicant if driveways were proposed for either lot.

Board Solicitor, Brandon DeJesus swore in applicant Raul Castillo – Luna.

Mr. Castillo – Luna stated that yes, he is planning on installing driveways.

Board Engineer, Steve Bach stated that the reason for the question about driveways is due to the fact that an application for a driveway must go to the County for a County Road Opening Application. One new driveway must be installed to service the existing dwelling as a condition of this application, which requires County Approval.

Board Planner, Chloe Bach asked if the applicant and the applicant's attorney has received the Review Letter dated June 10, 2026 and is in agreement with all of the review comments.

Attorney Brian Hall stated that yes they are in agreement with the review comments.

Board Engineer, Steve Bach stated that it may be prudent to go to the County to establish driveways on both lots at the same time.

- **Public Comment:** No members of the public spoke on this application.
- **Motion:** Donna Nicholson made a motion to approve Application SD-26-03 regarding a Minor Subdivision and Use Variance.
- **Second:** Marques Goetsch.
- **Vote:** Roll Call vote was taken. Yes: Nicholson, Goetsch, McKeever, Richardson, Wolf, Peterson, and Hughes.
- **Outcome:** Approved unanimously.

4. Oldt Minor Subdivision & Use Variance

925 Aura Rd Block 55 Lots 8 & 9

Application No. SD – 26 – 01

Completeness, Technical and Final

Professionals Sworn In: Brian Hall (Applicant's Attorney)

- Board Planner, Chloe Bach referred to her review letter dated April 8, 2026, and recommended that the Planning & Zoning Board deem the application complete.
- Board Solicitor Brandon DeJesus stated that 2 members, Nate Lucas, Governing Body Member and David Wolf, Mayor's Representative, will not be able to vote on this application as it has a Use Variance Component.
- **Motion:** Al Richardson made a motion to approve Application SP-26-01 for Completeness.
- **Second:** Ed Wolf.
- **Vote:** Roll Call vote was taken. Yes: Nicholson, Goetsch, McKeever, Richardson, Wolf, Peterson and Hughes.
- **Outcome:** Approved unanimously for Completeness.
- **Summary of Testimony:** Mr. Brian Hall gave an overview of the application for a Minor Subdivision with a Use Variance stating that lot 8 owned by the Oldts and lot 9 which is a larger lot next door to which the Oldts have an agreement to buy a portion of that land to make their property larger. This would be a lot line adjustment with no development at all. A Use Variance is needed due to the Density Requirement; the Zoning District requires a maximum density of .5 dwelling units per acre. Currently, Lot 8 the smaller of the lots is 0.96 dwelling units per acre and is over that density requirement, and Lot 9 the larger of the lots is 0.43 dwelling units per acre and is under that density requirement. Once the Lot Line Adjustment is done, it will improve the situation of both lots by moving Lot 8 from 0.96 to 0.54, just over the limit and Lot 9 will go from 0.43 to 0.67 just over the limit but both lots will be more equal in size. The other variance that is being asked for is Lot Size, in this Zoning District, each lot is supposed to be 80,000 square feet. Lot 8 is 45,000 square feet which is not compliant and will go to 81,164 square feet which is compliant. Lot 9 is 100,976 square feet which is not compliant to 65,014 square feet which is just under compliant. They are proposing a Variance for one preexisting nonconforming front yard setback on Lot 9 as it is only 36 feet where 50 feet is required.

This subdivision will promote the establishment of appropriate population density and concentrations that will contribute to the wellbeing of persons, communities regions and preservation of the environment. This Minor Subdivision will make the situation better by making lots more similar. No new buildings will be built, and no detriment to anyone.

Board Planner, Chloe Bach asked if the applicant and the applicant's attorney has received the Review Letter dated April 8, 2026 and is in agreement with all of the review comments.

Attorney Brian Hall stated that yes they are in agreement with the review comments.

Board Engineer, Steve Bach stated that the applicant asked for a waiver for a Grading Plan and as long as no new construction is being performed, no Grading Plan will be needed.

Attorney Brian Hall stated that if any construction is planned in the future, the applicant will go through the Construction Office to obtain a Grading Plan.

- **Public Comment:** No members of the public spoke on this application.
- **Motion:** Donna Nicholson made a motion to approve Application SD-26-01 regarding a Minor Subdivision and Use Variance.
- **Second:** Marques Goetsch.
- **Vote:** Roll Call vote was taken. Yes: Nicholson, Goetsch, McKeever, Richardson, Wolf, Peterson, and Hughes.
- **Outcome:** Approved unanimously.

5. Silvergate Phase 2 Preliminary, Final Major Site Plan and Subdivision Review

240 Buck Rd Block 63 Lots 2.01& 2.02, Block 68 Lot 7.02

Application No. SP – 26-02

Completeness Only

- Steve Bach, Board Engineer referred to his Review Letter dated June 16, 2026 which indicates this application is administratively incomplete due to the fact that they have no redevelopment agreement at this time.
- Steve Bach, Board Engineer, gave an overview of the redeveloper process that a developer must go through with the Elk Township Governing Body to be named redeveloper.
- **Motion:** Ed Wolf made a motion to approve Application SP-26-2 for Incompleteness.
- **Second:** Nate Lucas.
- **Vote:** Roll Call vote was taken. Yes: Nicholson, Lucas, Goetsch, McKeever, Richardson, Smith, Wolf, Peterson and Hughes.
- **Outcome:** Approved unanimously for Incompleteness.

**6. Silvergate Phase 4 Preliminary, Final Major Site Plan and Minor Subdivision Review
555 Whig Lane Block 62 Lots 3.01
Application No. SP – 26-03
Completeness Only**

- Steve Bach, Board Engineer referred to his Review Letter dated June 16, 2026 which indicates this application is administratively incomplete due to the fact that they have no redevelopment agreement at this time.
- **Motion:** Ed Wolf made a motion to approve Application SP-26-3 for Incompleteness.
- **Second:** Nate Lucas.
- **Vote:** Roll Call vote was taken. Yes: Nicholson, Lucas, Goetsch, McKeever, Richardson, Smith, Wolf, Peterson and Hughes.
- **Outcome:** Approved unanimously for Incompleteness.

G. General Public Portion

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

Seconded by Al Richardson

With all members in favor, the motion was carried.

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. Ed Wolf moved to go into Executive Session and adjourn the meeting,

seconded by Nate Lucas

With all members in favor, the motion was carried

Respectfully Submitted,

**Ann Marie Weitzel
Planning Board Secretary**