

ORDINANCE NO. O-15-2026

AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF ELK, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING THE REDEVELOPMENT PLAN FOR THE VILLAGES AT STILL RUN WITHIN THE TOWNSHIP OF ELK, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY

WHEREAS, in order to facilitate the development, redevelopment, and rehabilitation of the Township of Elk (the "Township"), the Mayor and Committee of the Township of Elk (the "Township Committee"), by way of Resolution No. 82-2016 adopted on June 2, 2016, designated certain property identified on the Township's Official Tax Map as Block 52, Lot 12.02 QFarm; Block 53, Lot 1; Block 55, Lots 5 QFarm, and 5.01 – 5.52; Block 55.01, Lots 1 QFarm, and 2 – 7; Block 55.02, Lots 1 QFarm, and 2 – 51; Block 55.03, Lots 1 QFarm and 2 – 18; Block 55.04, Lots 1 QFarm and 2 – 18; Block 55.05, Lots 1 QFarm, and 2 – 17; Block 56, Lot 4; Block 62, Lots 3.01 QFarm, 3.02 and 3.03; Block 63, Lots 2.01 and 2.02 QFarm; Block 65, Lots 4.02 QFarm and 5 QFarm; Block 68, Lot 7.02 QFarm; Block 170, Lots 14 QFarm, 14.01 and 18 QFarm; Block 171, Lots 6 and 9; Block 174, Lot 1 QFarm; and Block 213, Lot 3 and 3 QFarm as a Non-Condensation Redevelopment Area (the "Redevelopment Area") pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., (the "Redevelopment Law") (the "Property"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan for a designated area in need of redevelopment; and

WHEREAS, pursuant to Ordinance No. O-5-2020, the Township Committee adopted a redevelopment plan entitled "The Villages at Still Run" dated November 11, 2020 (the "Redevelopment Plan"), to effectuate redevelopment and rehabilitation of the Property; and

WHEREAS, the Township Committee has determined to amend the Redevelopment Plan to decrease the maximum number of dwelling units.

NOW THEREFORE BE IT ORDAINED by the Mayor and Committee of the Township of Elk as follows:

Section 1. Article II entitled "Redevelopment Area" at Paragraph C entitled "Permitted Land Uses in Redevelopment Area", subparagraph 1(c) (Page 9) shall be revised as follows:

The total number of residential units within the Villages of Still Run Redevelopment Area shall not exceed a total of 1,4721,149 dwelling units. A minimum of 40% of the 1,4721,149 dwelling units shall be on single family detached residential lots. A maximum of 3032% of the 1,4721,149 dwelling units shall be multi-family housing units, which include garden apartments and mid-rise apartments.

Section 2. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 3. The Township Committee declares and determines that said Amended Redevelopment Plan meets the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development and rehabilitation of the Township and specifically the Redevelopment Area, and is otherwise in conformance with N.J.S.A. 40A:12A-1 et seq.

Section 4. That the Amendment to the Redevelopment Plan, entitled "The Villages at Still Run" dated November 11, 2020, be and is hereby adopted as the Amended Redevelopment Plan of the Township of Elk for the area referenced herein as the Non-Condensation Redevelopment Area, and as more fully depicted in the map and plan adopted hereby and incorporated herein pursuant to N.J.S.A.

40A:12A-7. Further, the Amended Redevelopment Plan shall amend, replace and supersede any prior Redevelopment Plan(s) with respect to the Redevelopment Area.

Section 5. The Township Committee of the Township of Elk shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan Amendment.

Section 6. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 7. In the event any clause section or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Committee that the balance of this Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

Section 8. That the Zoning District Map be amended in accordance with the provisions of N.J.S.A. 40A:12A-7(c) of the Township of Elk Zoning Map, attached, and said Map is hereby amended to conform to the provisions of the Amendment to the Redevelopment Plan.

Section 9. This Ordinance shall take effect immediately after final adoption and publication according to law.

Severability.

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

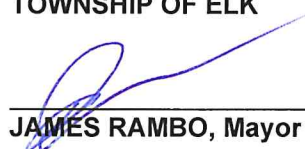
Repealer.

All prior Ordinances or parts of Ordinances inconsistent with this Ordinance be and the same are hereby repealed to the extent of such inconsistencies.

When effective.

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

TOWNSHIP OF ELK



JAMES RAMBO, Mayor

ATTEST:



TIMOTHY PINE, ACTING CLERK

INTRODUCTION ROLL CALL VOTE						
COMMITTEE MEMBER	Motion	Second	AYE	NAY	ABSTAIN	ABSENT
Cammarata		✓	✓			
Cowan						✓
Lucas						✓
Sammons	✓		✓			
Rambo			✓			

NOTICE

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Elk, in the County of Gloucester and State of New Jersey, held on September 3, 2026. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Committee to be held in the Township Municipal Building on October 1, 2026, 2025, at 7:00 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the said Municipal Building, 680 Whig Lane, Monroeville, New Jersey, to the members of the general public who shall request the same.


TIMOTHY PINE, ACTING CLERK

FINAL ADOPTION ROLL CALL VOTE						
COMMITTEE MEMBER	Motion to Adopt	Second	AYE	NAY	ABSTAIN	ABSENT
Cammarata		✓	✓			
Cowan						✓
Lucas	✓		✓			
Sammons			✓			
Rambo			✓			

Resolution # 2026 -20

**RESOLUTION OF THE PLANNING/ZONING BOARD OF THE
TOWNSHIP OF ELK, COUNTY OF GLOUCESTER, STATE OF
NEW JERSEY, REVIEWING ORDINANCE O-15-2026 FOR
MASTER PLAN CONSISTENCY**

WHEREAS, on September 3, 2026, the Township Committee referred certain amendments to the Township ordinances, specifically “An Ordinance of the Mayor and Committee of the Township of Elk, County of Gloucester, State of New Jersey Amending The Redevelopment Plan for the Villages at Still Run Within the Township of Elk, County of Gloucester and State of New Jersey” as contained in Ordinance O-15-2026 (the “Ordinance”), to the Planning/Zoning Board for its recommendation concerning any inconsistency with the Master Plan and concerning any other matters the Planning/Zoning Board deems appropriate in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64; and

WHEREAS, on September 16, 2026, the Planning/Zoning Board heard the testimony of Steven M. Bach, PE, RA, PP, PLS, CME, who reviewed the details of Ordinance O-15-2026, (a copy of which is attached hereto and made a part of this Resolution as Exhibit A), with the Planning/Zoning Board; and

WHEREAS, the Elk Township Planning/Zoning Board after careful review and discussion has determined at its meeting on September 16, 2026, that the adoption of the proposed Ordinance regarding the Amended Villages at Still Run Redevelopment Plan, as contained in Ordinance O-15-2026 (Exhibit A), which was referred to the Planning/Zoning Board, conforms and is not inconsistent with the Master Plan and meets the goals of same. Ordinance O-15-2026 conforms with sound planning principles, the passage of Ordinance O-15-2026 would further assist in the orderly development of land

and overall the adoption of Ordinance O-15-2026, attached hereto as Exhibit A, is in the best interests of the Township of Elk.

NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Township of Elk,

1. The Elk Township Planning/Zoning Board endorses and recommends the adoption of Ordinance O-15-2026, attached hereto as Exhibit A, "An Ordinance of the Mayor and Committee of the Township of Elk, County of Gloucester, State of New Jersey Amending The Redevelopment Plan for the Villages at Still Run Within the Township of Elk, County of Gloucester and State of New Jersey" and same is referred to the Elk Township Mayor and Committee for review and adoption; and
2. The Elk Township Planning/Zoning Board determines that the Ordinance O-15-2026, attached hereto as Exhibit A, conforms with and is not inconsistent with the Elk Township Planning/Zoning Board Master Plan; and
3. Any recommendations, if any, of the Elk Township Planning/Zoning Board are attached hereto as Exhibit B.

Moved by: Jay Hughes, seconded by Donna Nicholson, and so ordered by the following roll call vote:

In favor of Approval: Nicholson, Lucas, McKeever, Richardson, Smith, Hughes and Afflerbach

Opposed to Approval: None

The following resolution was adopted on September 16, 2026, by the following vote:

Moved by: Donna Nicholson

Seconded by: Nate Lucas

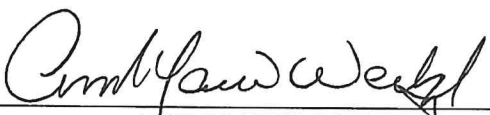
In favor of approval of adoption of resolution: Nicholson, Lucas, McKeever,
Richardson, Smith, Hughes and Afflerbach

Opposed to approval: None

Abstained: None

I certify that the foregoing is a true copy of a Resolution adopted by the Planning/Zoning Board of the Township of Elk on September 16, 2026.


MATTHEW AFFLERBACH
CHAIRMAN OF THE PLANNING/ZONING BOARD OF THE
TOWNSHIP OF ELK


ANN MARIE WEITZEL
SECRETARY OF THE PLANNING/ZONING BOARD OF THE
TOWNSHIP OF ELK