

RESOLUTION NO. R-112-2026

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF ELK DENYING REQUEST FOR REDUCTION (REQUEST #1) OF THE SITE IMPROVEMENTS (PHASE 1 – LANDSCAPE BUFFER) PERFORMANCE BOND FOR AURA TOWNS URBAN RENEWAL, LLC FOR THE CARRIAGES AT ORCHARD GLEN (AURA III) AFFECTING THE PARCELS KNOWN AS BLOCK 31, LOTS 2.02, 5.02, 7 AND 22; BLOCK 32, LOTS 1 AND 2; AND BLOCK 58, LOT 1 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF ELK, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY**

**WHEREAS**, via Resolution No. R-127-2025, the Elk Township Committee approved the Performance Surety Bond, Cash Bond and Inspection Escrow amounts upon the Elk Township Engineer's recommendation for the Applicant, Aura Towns Urban Renewal LLC, affecting the parcels known as Block 31, Lots 2.02, 5.02, 7 and 22; Block 32, Lots 1 and 2; and Block 58, Lot 1, on the official Tax Map of the Township of Elk; and

**WHEREAS**, Aura Towns Urban Renewal LLC has caused certain work to be performed relating to site improvements affecting parcels known as Block 31, Lots 2.02, 5.02, 7 and 22; Block 32, Lots 1 and 2; and Block 58, Lot 1, Lot 1 on the official Tax Map of the Township of Elk; and

**WHEREAS**, Aura Towns Urban Renewal LLC previously posted a Performance Bond No. CT029616 dated June 23, 2025, in the amount of \$130,863.60 issued by First Indemnity of America Insurance Company, and Cash Bond in the sum of \$14,540.40 for the Phase 1 landscape buffer site improvements; and

**WHEREAS**, the Elk Township Engineer has inspected all improvements secured by said Performance Guarantee and has filed a written report with the Township Clerk dated August 25, 2026, attached hereto as Exhibit "A" (consisting of 4 pages), denying reduction (Request #1) of the Performance Guarantee in the total amount of \$145,404.00.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Committee of the Township of Elk, Gloucester County, New Jersey, that Aura Towns Urban Renewal LLC's request for Reduction #1 of the above referenced Performance Guarantee for the landscape buffer improvements is hereby denied and rejected for the reasons set forth in the Township Engineer's letter dated August 25, 2026.

**ADOPTED** at a Regular Meeting of the Elk Township Committee held September 3, 2026.

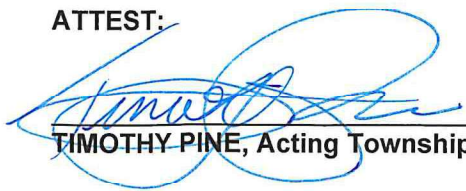
**TOWNSHIP OF ELK**

BY: 

**JAMES RAMBO, Mayor**

| ROLL CALL VOTE |     |     |         |        |
|----------------|-----|-----|---------|--------|
| COMMITTEE      | AYE | NAY | ABSTAIN | ABSENT |
| Cammarata      | ✓   |     |         |        |
| Cowan          |     |     |         | ✓      |
| Lucas          |     |     |         | ✓      |
| Sammons        | ✓   |     |         |        |
| Rambo          | ✓   |     |         |        |

ATTEST:

  
**TIMOTHY PINE, Acting Township Clerk**

### **CERTIFICATION**

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Elk, County of Gloucester, State of New Jersey, at a Regular Meeting held by the same on September 3, 2026, in the Elk Township Municipal Building, 680 Whig Lane, Monroeville, New Jersey.

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TIMOTHY PINE  
Acting Clerk

R-112-2026