RESOLUTION NO. R-123-2026

RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF ELK REFERRING A PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE VILLAGES AT STILL RUN TO THE ELK TOWNSHIP COMBINED PLANNING AND ZONING BOARD OF ADJUSTMENT PURSUANT TO N.J.S.A. 40A:12A-7

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-Condemnation 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, the Township Committee may adopt, revise, or amend a redevelopment plan with respect to a designated area in need of redevelopment or rehabilitation; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, an Ordinance Amending the Redevelopment Plan entitled "The Villages at Still Run" dated November 11, 2020 (the "Redevelopment Plan"), is attached hereto, has been prepared by Bach and Associates for the Redevelopment Area; and

WHEREAS, the Elk Township Committee has reviewed the proposed Amendment to the Redevelopment Plan, and has determined same to be beneficial to the Township, and desires to forward said Redevelopment Plan to the Combined Planning and Zoning Board of Adjustment for review pursuant to N.J.S.A. 40A:12A-7.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Elk, Gloucester County, New Jersey, as follows:

1. That the Elk Township Committee hereby refers the proposed Amendment to the Redevelopment Plan to the Combined Planning and Zoning Board of Adjustment for review and recommendation in accordance with the requirements of N.J.S.A. 40A:12A-7.

2. The Combined Planning and Zoning Board of Adjustment is authorized and directed to prepare a report of its recommendations to the proposed Amendment to the Redevelopment Plan within forty-five (45) days of the date hereof.

3. The Combined Planning and Zoning Board of Adjustment Report shall identify any provisions within the proposed Amendment to the Redevelopment Plan that are inconsistent with the Township's Master Plan, the recommendations concerning those inconsistencies, if any, and any other matters the Planning Board deems appropriate for review by the governing body.

4. If the Combined Planning and Zoning Board of Adjustment Report has not transmitted to the Township Committee within forty-five (45) days of the date hereof, the Township Committee shall be relieved of the requirement to obtain a Planning Board Report for the proposed Redevelopment Plan.

5. The Clerk of the Township shall forward a copy of this Resolution and the proposed Amendment to the Redevelopment Plan to the Combined Planning and Zoning Board of Adjustment for review pursuant to N.J.S.A. 40A:12A-7.

6. This Resolution shall take effect immediately.

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

TOWNSHIP OF ELK

BY: _____
JAMES RAMBO, Mayor

ATTEST:

_____
TIMOTHY PINE, Acting Township Clerk

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

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.

_____
TIMOTHY PINE
Acting Clerk