
ELK TOWNSHIP APRIL 2, 2026 – TOWNSHIP COMMITTEE MEETING

- **MEETING CALLED TO ORDER** at 7:01pm
 - Open Public Meeting Act Statement was read by Mr. Pine

- **SALUTE TO THE FLAG and INVOCATION**

- Were recited in unison

- **ROLL CALL**

Mr. Cammarata ☒	Mrs. Cowan ☒ at 7:03p	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒	Mr. Duffield ☒
Mrs. DeFrancesco ☒	Mr. Pine ☒	Mr. Bach ☒	Mr. Nicholson ☒	Chief Hitzelberger ☒	Lt. Franklin ☒

- **APPROVAL OF MINUTES**

- March 17, 2026 Township Work Session Meeting
 - MOTION by Mr. Cammarata and SECOND by Mayor Rambo, and all were in favor. Mrs. Sammons abstained.

- **REPORTS**

- COMMITTEE- Environmental Commission will have an Arbor Day celebration on April 24th.
 - POLICE CHIEF- see attached
 - FIRE DEPARTMENT- Ferrell had 28 calls and was in service for 17 hours. There was nothing submitted by Aura at this time.
 - ENGINEER- see attached

- **PUBLIC PORTION ON AGENDA ITEMS ONLY**

- Open Meeting to Public - MOTION by Mrs. Cowan and SECOND by Mrs. Sammons, all were in favor.
 - Nobody came forward from the public
 - Close Public Portion - MOTION by Mrs. Cowan and SECOND by Mrs. Sammons, all were in favor.

- **ORDINANCES**

- **O-6-2026 – PUBLIC HEARING**
 - ADOPTING STORMWATER MANAGEMENT PLAN DATED JUNE 2025
 - Open Meeting to Public for **O-6-2026 ONLY** - MOTION by Mr. Cammarata and SECOND Mrs. Sammons
 - Nobody came forward
 - Close Public Portion - MOTION Mrs. Cowan and SECOND Mrs. Sammons
 - MOTION TO ADOPT by Mrs. Cowan and SECOND by Mr. Cammarata

Mr. Cammarata ☒	Mrs. Cowan ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **O-8-2026 – PUBLIC HEARING**

- AMENDING CHAPTER 54 ENTITLED “CONSTRUCTION CODE, UNIFORM” OF THE CODE OF THE TOWNSHIP OF ELK
 - Open Meeting to Public for **O-8-2026 ONLY** - MOTION by Mrs. Cowan and SECOND by Mrs. Sammons
 - Nobody came forward from the public
 - Close Public Portion - MOTION by Mrs. Sammons and SECOND by Mrs. Cowan
 - MOTION TO ADOPT by Mrs. Cowan and SECOND by Mr. Cammarata

Mr. Cammarata ☒

Mrs. Cowan ☒

Mrs. Sammons ☒

Mayor Rambo ☒

• **RESOLUTIONS**

○ **R-63-2026**

- APPOINTING LAUREN REA AS CONSTRUCTION CLERK
 - MOTION by Mrs. Sammons and SECOND by Mrs. Cowan

Mr. Cammarata ☒

Mrs. Cowan ☒

Mrs. Sammons ☒

Mayor Rambo ☒

○ **R-64-2026**

- APPOINTING DEBORA PINE AS DEPUTY CLERK
 - MOTION by Mrs. Cowan and SECOND by Mrs. Sammons

Mr. Cammarata ☒

Mrs. Cowan ☒

Mrs. Sammons ☒

Mayor Rambo ☒

○ **R-65-2026**

- RECOGNIZING DEAN’S EVERGREENS FOR THE TREE DONATION FOR THE PARK
 - MOTION by Mr. Cammarata and SECOND by Mrs. Sammons

Mr. Cammarata ☒

Mrs. Cowan ☒

Mrs. Sammons ☒

Mayor Rambo ☒

○ **R-66-2026**

- CLOSED EXECUTIVE SESSION FOR DISCUSSIONS REGARDING COLLECTIVE BARGAINING AGREEMENT WITH THE ELK TWP. POLICE DEPARTMENT
 - MOTION by Mrs. Sammons and SECOND by Mrs. Cowan and all were in favor

RESOLUTIONS R-67-2026 THROUGH R-69-2026 WILL BE VOTED IN ONE MOTION

○ **R-67-2026**

- APPROVING FORM OF PERFORMANCE GUARANTEE (PHASE 1 – LANDSCAPE BUFFERING) SUBMITTED BY AURA TOWNS URBAN RENEWAL, LLC FOR THE WILLOWS AT ORCHARD GLEN (AURA III) SUBDIVISION

○ **R-68-2026**

- APPROVING FORM OF PERFORMANCE GUARANTEE (PHASE 1 – PUBLIC FACILITIES) SUBMITTED BY AURA TOWNS URBAN RENEWAL, LLC FOR THE WILLOWS AT ORCHARD GLEN (AURA III) SUBDIVISION

- **R-69-2026**
 - APPROVING FORM OF PERFORMANCE GUARANTEE (PHASE 1 – SAFETY AND STABILIZATION) SUBMITTED BY AURA TOWNS URBAN RENEWAL, LLC FOR THE WILLOWS AT ORCHARD GLEN (AURA III) SUBDIVISION

MOTION TO APPROVE R-67-2026 THROUGH R-69-2026 by Mr. Cammarata and **SECOND** by Mrs. Sammons

Mr. Cammarata ☒	Mrs. Cowan ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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RESOLUTIONS R-70-2026 THROUGH R-71-2026 WILL BE VOTED IN ONE MOTION

- **R-70-2026**
 - APPROVING THE SOIL AND FILL IMPORTATION AND PLACEMENT PERMIT FEE AND PERFORMANCE GUARANTEE ESTIMATE FOR SILVERGATE PROJECT (PHASE 1)
- **R-71-2026**
 - APPROVING APPLICATION, PERMIT FEE, FORM OF PERFORMANCE GUARANTEE AND INSPECTION ESCROW (SOIL AND FILL IMPORTATION AND PLACEMENT PERMIT) SUBMITTED FOR APPROVAL FOR THE SILVERGATE PROJECT (PHASE 1)

MOTION TO APPROVE R-67-2026 THROUGH R-69-2026 by Mrs. Cowan and **SECOND** by Mr. Cammarata

Mr. Cammarata ☒	Mrs. Cowan ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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- **GLOUCESTER COUNTY REPRESENTATIVE:** Dennis McNulty was in attendance from the County.
 - Mr. Mac (375 Union St) wanted to know if the work on Union St was also going to be widening the road.
 - Mr. Clark (484 Union St) wanted to thank both County and Township Public Works for the amazing job they did during the snowstorm
 - Mayor Rambo received an email from Mr. Knowles asking to lower the speed limit on Aura Road.
 - Ms. Schokoff inquired about getting some potholes on the border of Clayton and Elk on Whig Lane.

PURSUANT TO RESOLUTION R-28-2026

THERE IS A TIME LIMIT OF 3 MINUTES PER PERSON DURING THE PUBLIC PORTION

- **PUBLIC PORTION**
 - Open meeting to public - MOTION by Mrs. Cowan and SECOND by Mrs. Sammons, and all were in favor.
 - Ms. Potter (200 Shoultz Ave) wants to help get some businesses into town and that the “Welcome to Elk Township” sign on Buck Road has been knocked down.
 - Close Public Portion - MOTION by Mrs. Cowan and SECOND Mr. Cammarata, and all were in favor.
- **PAY BILLS**
 - MOTION by Mrs. Cowan and SECOND by Mrs. Sammons

Mr. Cammarata ☒	Mrs. Cowan ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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- **CLOSED SESSION**

- MOTION TO ENTER CLOSED SESSION by Mr. Cammarata and SECOND by Mrs. Cowan, and all were in favor.
 - TIME 7:27PM
- MOTION TO REENTER PUBLIC SESSION by Mrs. Cowan and SECOND by Mr. Cammarata, and all were in favor.
 - TIME 8:14PM
- Mr. Duffield mentioned that there was a discussion regarding the Collective Bargaining Agreement with the Elk Township Police, and no action was taken.

- **ADJOURNMENT:**

- MOTION by Mrs. Sammons and SECOND by Mrs. Cowan, and all were in favor.
 - Time: 8:14PM

NOTICE PURSUANT TO N.J.S.A. 10:4-8(d) The items listed on this tentative agenda of the Mayor and Committee of the Township of Elk constitutes the agenda to the extent known at the time of posting. Since this agenda is tentative, items may be added and/or deleted prior to the commencement of the meeting. Formal action may or may not be taken regarding each item listed on the final agenda.