
ELK TOWNSHIP AUGUST 6, 2026 – TOWNSHIP COMMITTEE MEETING

- **MEETING CALLED TO ORDER** at 7:00pm
 - Open Public Meeting Act Statement
- **SALUTE TO THE FLAG and INVOCATION** were said in unison
- **ROLL CALL**

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒	Mr. Duffield ☒
Mrs. DeFrancesco ☒	Mr. Pine ☒	Mr. Bach ☒	Mr. Nicholson ☒	Chief Hitzelberger ☒	

- **APPROVAL OF MINUTES**
 - July 2, 2026 Township Committee Meeting
 - MOTION by Mr. Cammarata and SECOND by Mrs. Sammons, Mr. Lucas abstained, and all were in favor.
- **REPORTS**
 - COMMITTEE- nothing to report
 - POLICE CHIEF- see report
 - FIRE DEPARTMENT- Aura had 17 response calls, in service for 16 hours, with an average of 4 responders per call. Ferrell has 16 response calls, in service for 7 hours, with an average of 4 responders per call.
 - ENGINEER- see report
- **PUBLIC PORTION ON AGENDA ITEMS ONLY**
 - Open Meeting to Public - MOTION by Mrs. Cowan and SECOND by Mr. Lucas. All were in favor.
 - Nobody came forward
 - Close Public Portion - MOTION by Mr. Lucas and SECOND by Mrs. Cowan. All were in favor.
- **ORDINANCES**
 - **O-2-2026 – TITLE ONLY**
 - AUTHORIZING THE ADVERTISEMENT AND SALE OF THE MUNICIPAL OWNED PROPERTY IDENTIFIED AS BLOCK 40, LOT 17 NO LONGER NEEDED FOR PUBLIC PURPOSES PURSUANT TO N.J.S.A. 40A:12-13 ET SEQ.
 - MOTION TO INTRODUCE O-2-2026 BY Mrs. Cowan and SECOND by Mr. Lucas

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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- **O-9-2026 – PUBLIC HEARING**
 - CALENDAR YEAR 2026 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)
 - Open Meeting to Public for **O-9-2026 ONLY** - MOTION by Mrs. Cowan and SECOND by Mr. Lucas
 - Nobody came forward

- Close Public Portion - MOTION by Mr. Lucas and SECOND by Mr. Cammarata
- MOTION TO ADOPT by Mr. Lucas and SECOND by Mrs. Cowan

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **O-10-2026 – PUBLIC HEARING**

- AN ORDINANCE TO AMEND THE “CODE OF THE TOWNSHIP OF ELK” CHAPTER 34 FIXING AND ESTABLISHING SALARIES AND COMPENSATIONS OF OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF ELK, IN THE COUNTY OF GLOUCESTER, STATE OF NEW JERSEY
- AN ORDINANCE TO AMEND THE “CODE OF THE TOWNSHIP OF ELK” CHAPTER 34 FIXING AND ESTABLISHING SALARIES AND COMPENSATIONS OF OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF ELK, IN THE COUNTY OF GLOUCESTER, STATE OF NEW JERSEY
 - Open Meeting to Public for **O-10-2026 ONLY** - MOTION by Mrs. Cowan and SECOND by Mr. Cammarata
 - Nobody came forward
 - Close Public Portion - MOTION by Mr. Lucas and SECOND by Mr. Cammarata
 - MOTION TO ADOPT by Mr. Cammarata and SECOND by Mr. Lucas

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **O-11-2026 – PUBLIC HEARING**

- CAPITAL ORDINANCE PROVIDING FOR THE ACQUISITION OF A BACKHOE & EQUIPMENT FOR PUBLIC WORKS, BY AND IN THE TOWNSHIP OF ELK, IN THE COUNTY OF GLOUCESTER, STATE OF NEW JERSEY; APPROPRIATING \$40,000 THEREFOR FROM THE CAPITAL IMPROVEMENT FUND TO PAY FOR THE COST THEREOF
 - Open Meeting to Public for **O-11-2026 ONLY** - MOTION by Mr. Lucas and SECOND by Mrs. Cowan
 - Nobody came forward
 - Close Public Portion - MOTION by Mr. Lucas and SECOND by Mrs. Cowan
 - MOTION TO ADOPT by Mrs. Cowan and SECOND by Mr. Lucas

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **O-12-2026 – TITLE ONLY**

- AMENDING CHAPTER 54 ENTITLED “CONSTRUCTION CODE, UNIFORM” OF THE CODE OF THE TOWNSHIP OF ELK
 - MOTION TO INTRODUCE by Mr. Cammarata and SECOND by Mr. Lucas

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **O-13-2026 – TITLE ONLY**

- AMENDING CHAPTER 28 ENTITLED “POLICE DEPARTMENT” OF THE CODE OF THE TOWNSHIP OF ELK
 - MOTION TO INTRODUCE by Mr. Lucas and SECOND by Mrs. Sammons

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **O-14-2026 – TITLE ONLY**

- REPEALING CHAPTER 70 ARTICLE II SECTION 70-4. AND CHAPTER 40 IN THEIR ENTIRETY AND ESTABLISHING A NEW CHAPTER 40 ENTITLED “AFFORDABLE HOUSING”

- MOTION TO INTRODUCE by Mr. Lucas SECOND by Mrs. Cowan

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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- **RESOLUTIONS**

- **R-99-2026**

- AMENDMENT TO THE 2026 BUDGET PRIOR TO ADOPTION

- MOTION by Mr. Cammarata and SECOND by Mr. Lucas

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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- **R-100-2026**

- RESOLUTION TO ADOPT THE 2026 BUDGET

- MOTION by Mr. Lucas and SECOND by Mrs. Cowan

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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- **R-101-2026**

- CLOSED EXECUTIVE SESSION FOR DISCUSSIONS PERTAINING TO CONTRACT NEGOTIATIONS

- MOTION by Mr. Lucas and SECOND by Mrs. Cowan, and all were in favor

- **R-102-2026**

- AUTHORIZING CHANGE ORDER WITH ALEXIS FIRE EQUIPMENT COMPANY FOR THE PURCHASE OF ONE (1) 4000 GALLON TANKER FIRETRUCK

- MOTION by Mrs. Cowan and SECOND by Mr. Lucas

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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- **R-103-2026**

- APPOINTING CLASS III SPECIAL OFFICER FOR THE ELK TOWNSHIP POLICE DEPARTMENT- AMY K. HILL

- MOTION by Mr. Lucas and SECOND by Mrs. Cowan

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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- **R-104-2026**

- AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF ELK AND THE ELK TOWNSHIP SCHOOL DISTRICT BOARD OF EDUCATION (SCHOOL RESOURCE OFFICER “SRO”)

- MOTION by Mr. Lucas and SECOND by Mr. Cammarata

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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- **R-105-2026**

- AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF FRANKLIN FOR CERTIFICATE OF OCCUPANCY INSPECTION SERVICES

- MOTION by Mrs. Cowan and SECOND by Mrs. Sammons

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-108-2026**

- APPROVING FORM OF PERFORMANCE GUARANTEE (PHASE 3 – SAFETY AND STABILIZATION) SUBMITTED BY AURA TOWNS URBAN RENEWAL, LLC FOR THE CARRIAGES AT ORCHARD GLEN (AURA III) SUBDIVISION 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 ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY
 - MOTION by Mr. Cammarata and SECOND by Mrs. Cowan

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-109-2026**

- APPROVING FORM OF PERFORMANCE GUARANTEE (PHASE 3 – PUBLIC FACILITIES) SUBMITTED BY AURA TOWNS URBAN RENEWAL, LLC FOR THE CARRIAGES AT ORCHARD GLEN (AURA III) SUBDIVISION 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 ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY
 - MOTION by Mr. Lucas and SECOND by Mr. Cammarata

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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- Mr. Platt, the attorney for D.R. Horton, gave a presentation about Silvergate Phases 2 and 4. He went on to explain that Phase 2 is 115 acres total with 86 acres being disturbed. There will be 204 single family home, HOA will manage the Open Space, and roads will be dedicated back to the Township for maintenance. Phase 4 will have 262 apartments with 50 of them being affordable units, and there will be no roads to dedicate to the Township. Mr. Duffield mentioned that they are still working on finalizing the Redevelopment Agreement, so the next two resolutions will be contingent on an agreement being made.

○ **R-106-2026**

- DESIGNATING D.R. HORTON INC. – NJ AS REDEVELOPER FOR THE VILLAGES AT STILL RUN REDEVELOPMENT PLAN FOR PHASE 2 FOR PARCELS KNOWN AS BLOCK 63, LOT 2.01 AND BLOCK 68, LOT 7.02 ON THE OFFICIAL TAX MAP OF ELK TOWNSHIP, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY
 - MOTION by Mr. Lucas and SECOND by Mr. Cammarata

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-107-2026**

- DESIGNATING D.R. HORTON INC. – NJ AS REDEVELOPER FOR THE VILLAGES AT STILL RUN REDEVELOPMENT PLAN FOR PHASE 4 FOR PARCELS KNOWN AS BLOCK 62, LOT 3.01 ON THE OFFICIAL TAX MAP OF ELK TOWNSHIP, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY
 - MOTION by Mr. Cammarata and SECOND by Mr. Lucas

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-110-2026**

- AUTHORIZING EXECUTION OF A SOFTWARE SERVICE AGREEMENT WITH GOVPILOT
 - MOTION by Mr. Cammarata and SECOND Mrs. Cowan

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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• **DISCUSSION:**

- WATER TOWER LOGO
 - Mr. Pine said that the Township received 17 submissions for the Water Tower logo. This was posted on the Electronic Sign in front of the Municipal Building, posted on the Township Website, and sent over to Aura School back in May. Mr. Pine had sent over the submissions to the Committee and they will review and each select their top 3 to narrow it down.

• **GLOUCESTER COUNTY REPRESENTATIVE:** Mr. Berglund from the County was present:

- Mr. Clark said that the County did a great job doing Union Street, but not happy with the landscaping and cleanup of it. There is trash and concrete still left all over the place.
- Mrs. Fraction wasn't told about the construction. Her property is retaining all the water and it's muddier than before. Nothing is going down to the drain, it is all staying in her yard.
- Mayor Rambo received an email asking for the speed limit to be lowered on Union Street

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 Mr. Lucas. All were in favor.
 - Mr. Monjorno (Silverlake Associates)- wanted to let the Committee know that the County is starting to decommission and drain the lake. The County owns 73% of the lake while the Association owns 27% of it. County is only giving \$250,000 towards the decommissioning of the lake. They want to let the Committee know that there will be a petition coming forward soon to stop the decommissioning. DEP agrees with Silverlake Association and not the County.
 - Mrs. Bassetti (750 Clems Run)- submitted a letter to the Township wanting to purchase a portion of the property they border to have horse and chickens on their property. Mrs. DeFrancesco and Mr. Duffield both mentioned that they will be looking into this and will get back to her.
 - Mr. Creta (253 Daisy Ave)- he wanted to make sure that everyone is aware that the gas station was open before 5am on his way to work and will be forwarding pictures of this after the meeting. He is aware that the ordinance is for 6am to start hours of operation.
- Close Public Portion - MOTION by Mr. Lucas and SECOND by Mrs. Cowan. All were in favor.

• **PAY BILLS**

- - MOTION by Mr. Lucas and SECOND by Mrs. Cowan

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

- MOTION TO ENTER CLOSED SESSION by Mr. Lucas and SECOND by Mrs. Cowan. All were in favor.
 - TIME 8:03PM
- MOTION TO REENTER PUBLIC SESSION by Mrs. Cowan and SECOND by Mr. Cammarata. All were in favor.
 - TIME 8:24PM
- Mr. Duffield- we discussed matters regarding contract negotiations with PBA. No action was taken.

- **ADJOURNMENT:**

- MOTION by Mrs. Cowan and SECOND by Mr. Cammarata. All were in favor.
- Time: 8:24PM

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.