
ELK TOWNSHIP JULY 2, 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**
 - June 4, 2026 Township Committee Meeting
 - MOTION by Mrs. Sammons and SECOND by Mr. Cammarata, Mrs. Cowan and Mr. Lucas abstained, and all were in favor.
- **REPORTS**
 - COMMITTEE- nothing to report
 - POLICE CHIEF- see report
 - FIRE DEPARTMENT- no reports received at this time
 - 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.
 - Mr. Wall (131 Stockton Ct)- asked if Elephant Swamp Trail is going to be paved or not. Mr. Bach mentioned that it is still in the design and planning phase, so we currently do not have any updates.
 - Close Public Portion - MOTION by Mr. Lucas and SECOND by Mrs. Cowan. All were in favor.
- **ORDINANCES**
 - **O-9-2026**
 - 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)
 - MOTION TO INTRODUCE O-9-2026 BY Mr. Cammarata and SECOND by Mrs. Sammons
 - **O-10-2026**
 - 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
 - MOTION TO INTRODUCE O-10-2026 BY Mr. Lucas and SECOND Mrs. Cowan

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

- 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

- MOTION TO INTRODUCE O-11-2026 BY Mr. Cammarata and SECOND by Mr. Lucas

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

○ **R-87-2026**

- AUTHORIZING AND APPROVING EXECUTION OF AGREEMENT MODIFICATION NO. 1 TO FEDERAL AID AGREEMENT FOR THE ELEPHANT SWAMP SHARED USE TRAIL IMPROVEMENTS

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

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-88-2026**

- AWARDING CONTRACT TO SOUTH STATE INC. FOR THE FY 2025 NJDOT MUNICIPAL AID RECONSTRUCTION OF LAUX ROAD – PHASE II

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

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-89-2026**

- AUTHORIZING THE READING OF THE 2026 MUNICIPAL BUDGET OF ELK TOWNSHIP BY TITLE ONLY

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

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-90-2026**

- SUSPENDING THE OPEN SPACE, RECREATION, FARMLAND AND HISTORIC TRUST FUND TAX FOR ONE YEAR

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

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-91-2026**

- INTRODUCTION OF THE TOWNSHIP OF ELK 2026 BUDGET

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

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-92-2026**

- REAPPOINTING TIMOTHY PINE AS ACTING TOWNSHIP CLERK

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

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-93-2026**

- ACCEPTING THE RESIGNATION JAMES PENDZIK
 - MOTION by Mr. Lucas and SECOND by Mr. Cammarata

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-94-2026**

- APPOINTING CLASS II SPECIAL OFFICER FOR THE ELK TOWNSHIP POLICE DEPARTMENT- CHRISTOPHER M. BENZ III
 - MOTION by Mrs. Sammons and SECOND by Mrs. Cowan

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-95-2026**

- AUTHORIZING APPLICATION TO THE NJDOT LOCAL AID INFRASTRUCTURE FUND FY 2026 PROGRAM FOR THE IMPROVEMENTS TO LEDDON STREET & IREDELL LANE
 - MOTION by Mrs. Cowan and SECOND by Mr. Cammarata

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-96-2026**

- GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT
 - MOTION by Mr. Lucas and SECOND by Mr. Cammarata

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-97-2026**

- APPROVING THE 2025 CORRECTIVE ACTION PLAN
 - MOTION by Mr. Cammarata and SECOND by Mrs. Cowan

Mr. Cammarata ☒	Mrs. Cowan ☒	Mr. Lucas ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-98-2026**

- CLOSED EXECUTIVE SESSION FOR DISCUSSIONS PERTAINING TO CONTRACT NEGOTIATIONS
 - MOTION by Mrs. Sammons and SECOND by Mr. Lucas

• **DISCUSSION:**

○ **SALE OF MUNICIPAL PROPERTIES**

- Mrs. DeFrancesco mentioned that there are roughly 30 properties and provided the list and highlighted them on a map for Committee. She will start the planning process and go with September as a potential sale date. Mrs. Sammons asked how is the starting price for each property figured out. Mr. Duffield mentioned that it is typically the assessed value of each property.

- **GLOUCESTER COUNTY REPRESENTATIVE:** Mr. McNulty from the County was present:

- Mrs. Sammons asked why is the County milling and paving overnight when we have a passed Ordinance of approved working hours? Also why are there currently no lips on existing driveways? Mr. McNulty mentioned that they should be taking care of lips after the paving is completed, but he will follow up with County Public Works for an answer.

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.
 - Nobody came forward
- Close Public Portion - MOTION by Mrs. Cowan and SECOND by Mrs. Sammons. All were in favor.

- **PAY BILLS**

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

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

- MOTION TO ENTER CLOSED SESSION by Mr. Cammarata and SECOND by Mrs. Sammons. All were in favor.
 - TIME 7:26PM
- MOTION TO REENTER PUBLIC SESSION by Mrs. Sammons and SECOND by Mr. Cammarata. All were in favor.
 - TIME 8:16PM
- Mr. Duffield- we discussed matters regarding contract negotiations with PBA, redevelopment agreements, and potential shared service. No action was taken.

- **ADJOURNMENT:**

- MOTION by Mrs. Sammons and SECOND by Mr. Cammarata. All were in favor.
- Time: 8:17PM

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.