
ELK TOWNSHIP SEPTEMBER 3, 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**
 - August 6, 2026 Township Committee Meeting
 - MOTION by Mr. Cammarata and SECOND by Mrs. Sammons, and all were in favor.
- **REPORTS**
 - COMMITTEE- Mr. Cammarata announced that the Fall Festival will be held on October 17th in the Park. There will be food vendors, trunk or treat, antique tractor rides, live music, and a pumpkin patch.
 - POLICE CHIEF- see report
 - FIRE DEPARTMENT- Aura no report was submitted. Ferrell has 20 response calls, in service for 5 hours, with an average of 5 responders per call.
 - ENGINEER- see report. Inquired about Laux Road Phase III and Willow Grove Road project, Mrs. DeFrancesco mentioned that we will be going with option 1. Mrs. Sammons mentions that Bryson and Yates might have information regarding the cross walk flashers with the original Elephant Swamp Trail project that was submitted to NV5. Mr. Bach also mentioned the Clems Run “bypass” to make it safer for the children and traffic. County turned down the proposal for taking Clems Run and intersecting it into Aura Road, instead they are looking at creating a button hook to make the Clems Run and Whig Lane intersection a “T” instead of the current “Y” intersection.
- **PUBLIC PORTION ON AGENDA ITEMS ONLY**
 - Open Meeting to Public - MOTION by Mr. Cammarata and SECOND by Mrs. Sammons. All were in favor.
 - Mr. Wall (131 Stockton Ct)- hasn’t seen the list of properties for O-2-2026 but thought that if some of them were Township owned, maybe take some of them and create spurs or potentially expand the trail.
 - Close Public Portion - MOTION by Mr. Cammarata and SECOND by Mrs. Sammons. All were in favor.

- **ORDINANCES**

- **O-2-2026 – PUBLIC HEARING**

- AUTHORIZING THE ADVERTISEMENT AND SALE OF THE VARIOUS MUNICIPAL OWNED PROPERTY NO LONGER NEEDED FOR PUBLIC PURPOSES PURSUANT TO N.J.S.A. 40A:12-13 ET SEQ.

- Open Meeting to Public for **O-2-2026 ONLY** - MOTION by Mr. Cammarata and SECOND by Mrs. Sammons.

- Nobody came forward

- Close Public Portion - MOTION by Mrs. Sammons and SECOND by Mr. Cammarata.

- MOTION TO ADOPT - MOTION by Mr. Cammarata and SECOND by Mrs. Sammons.

Mr. Cammarata ☒

Mrs. Sammons ☒
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Mayor Rambo ☒

- **O-12-2026 – PUBLIC HEARING**

- AMENDING CHAPTER 54 ENTITLED “CONSTRUCTION CODE, UNIFORM” OF THE CODE OF THE TOWNSHIP OF ELK

- Open Meeting to Public for **O-12-2026 ONLY** - MOTION by Mr. Cammarata and SECOND by Mrs. Sammons.

- Nobody came forward

- Close Public Portion - MOTION by Mr. Cammarata and SECOND by Mrs. Sammons.

- MOTION TO ADOPT - MOTION by Mrs. Sammons and SECOND by Mr. Cammarata.

Mr. Cammarata ☒

Mrs. Sammons ☒
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Mayor Rambo ☒

- **O-13-2026 – PUBLIC HEARING**

- AMENDING CHAPTER 28 ENTITLED “POLICE DEPARTMENT” OF THE CODE OF THE TOWNSHIP OF ELK

- Open Meeting to Public for **O-13-2026 ONLY** - MOTION by Mrs. Sammons and SECOND by Mr. Cammarata.

- Nobody came forward

- Close Public Portion - MOTION by Mrs. Sammons and SECOND by Mr. Cammarata.

- MOTION TO ADOPT - MOTION by Mr. Cammarata and SECOND by Mrs. Sammons.

Mr. Cammarata ☒

Mrs. Sammons ☒
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Mayor Rambo ☒

- **O-14-2026 – PUBLIC HEARING**

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

- Open Meeting to Public for **O-14-2026 ONLY** - MOTION by Mrs. Sammons and SECOND by Mr. Cammarata.

- Nobody came forward

- Close Public Portion - MOTION by Mr. Cammarata and SECOND by Mrs. Sammons.

- MOTION TO ADOPT - MOTION by Mr. Cammarata and SECOND by Mrs. Sammons.

Mr. Cammarata ☒

Mrs. Sammons ☒
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Mayor Rambo ☒

- **O-15-2026 – TITLE ONLY**
 - AMENDING THE REDEVELOPMENT PLAN FOR THE VILLAGES AT STILL RUN WITHIN THE TOWNSHIP OF ELK, COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY
 - MOTION TO INTRODUCE - MOTION by Mrs. Sammons and SECOND by Mr. Cammarata.

- **RESOLUTIONS**

- **R-111-2026**
 - RESOLUTION EXTENDING DUE DATE FOR THIRD QUARTER 2026 TAXES
 - MOTION by Mr. Cammarata and SECOND by Mrs. Sammons

Mr. Cammarata ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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- **R-112-2026**
 - 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
 - MOTION by Mrs. Sammons and SECOND by Mr. Cammarata

Mr. Cammarata ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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- **R-113-2026**
 - AUTHORIZING THE REDUCTION (REQUEST #1) OF THE SITE IMPROVEMENTS (PHASE 1 - PUBLIC FACILITIES) 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
 - MOTION by Mrs. Sammons and SECOND by Mr. Cammarata

Mr. Cammarata ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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- **R-114-2026**
 - RESOLUTION ELEVATING CLASS RANK OF POLICE OFFICER UPON ANNIVERSARY DATE OF HIRE- ETHAN SELB
 - MOTION by Mr. Cammarata and SECOND by Mrs. Sammons

Mr. Cammarata ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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RESOLUTIONS R-115-2026 THROUGH R-118-2026 WILL BE VOTED IN ONE MOTION

- **R-115-2026**
 - GRANTING A TOTAL DISABLED VETERAN STATUS TO WILLIAM J. BAKER
- **R-116-2026**
 - GRANTING A TOTAL DISABLED VETERAN STATUS TO JOHN BRITTON
- **R-117-2026**
 - GRANTING A TOTAL DISABLED VETERAN STATUS TO MICHAEL MCGOLDRICK

○ **R-118-2026**

- GRANTING A TOTAL DISABLED VETERAN STATUS TO RICHARD FARRELL

MOTION TO APPROVE RESOLUTIONS R-115-2026 THROUGH R-118-2026

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

Mr. Cammarata ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-119-2026**

- RESOLUTION TO CHARGE \$25.00 FOR MAILING A SET OF NOTICES FOR THE TAX SALE IN LIEU OF ANY TWO PUBLICATIONS PER N.J.S.A. 54:5-26

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

Mr. Cammarata ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-120-2026**

- REFUND TAXES DUE TO AN ASSESSMENT CHANGE: BLOCK 128 LOT 2; TAXABLE TO EXEMPT STATUS

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

Mr. Cammarata ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-121-2026**

- AUTHORIZING EXECUTION OF FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TOWNSHIP OF ELK AND D.R. HORTON, INC. – NEW JERSEY

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

Mr. Cammarata ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-122-2026**

- AUTHORIZING EXECUTION OF MEMORANDUM OF UNDERSTANDING BETWEEN D.R. HORTON, INC. – NEW JERSEY AND SILVERGATE ASSOCIATES

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

Mr. Cammarata ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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○ **R-123-2026**

- 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

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

Mr. Cammarata ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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- **R-124-2026**

- AUTHORIZING EXECUTION OF FIRST AMENDMENT TO FINANCIAL AGREEMENT BETWEEN AURA TOWNS URBAN RENEWAL LLC AND THE TOWNSHIP OF ELK

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

Mr. Cammarata ☒

Mrs. Sammons ☒
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Mayor Rambo ☒

- **DISCUSSION**

- WATER TOWER LOGO DESIGN WINNER

- Mr. Pine thanked all of those who submitted their logo designs. After many round of voting by the Township Committee, the selected design was the one submitted by Alex and Nate Dinkels. If you would like to see the design, please email or contact Mr. Pine.

- WEBSITE UPDATE

- After months of phone calls, messages, and emails, we are pleased to announce that the new website will be going live in the middle of September.

- **GLOUCESTER COUNTY REPRESENTATIVE:** DENNIS MCNULTY was in attendance for tonight's meeting

- Mr. Clark- they still haven't cleaned up the trash and debris yet from the repaving of Union Street. Some of the driveways still don't have any lips on them.
- Mr. Knowles (426 Union St)- still has no lip on it and his wife's car scraps every time
- Ms. Fraction (500 Union St)- pipe and grading was never done. She has had so much flooding in her basement after all this rain and there is still a bunch in her front yard.
- Mr. Wall- wanted to know if the passing zone right in front of his development (Stockton Ct and Elk Rd) can be changed. There are too many accidents

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. Sammons and SECOND by Mr. Cammarata

- Mr. Clark (484 Union St)- thanked the Mayor, Committee, and Chief for having more presence on Union Street.
- Mrs. Bradford (886 Elk Rd)- heard rumors about the abatement on new homes and pilots, just wants clarification on what that means for the Township. She doesn't want taxes to go up due to the new homes. Mrs. Sammons mentioned that the Township has had no tax increase again. The increase is coming from the County or the School. Mr. Bach mentioned that the development across the street is in a Pilot program, for 30 years the Township get 95% of the taxes while the County gets 5% with nothing to the school. This will bring more money into the Township to help with the increase costs of Police, Public Works, etc. The other development is a 5 year phase in, year 1 is 20% and then goes up 20% each year.
- Mr. Knowles (426 Union St)- wanted to thank the Committee for their hard work. Wanted to know if there was ever a decision made about vacating a part of State Street. Mr. Bach mentioned that they looked into this and it is not feasible and create two dead ends.
- Ms. Bey (507 Arch St)- thoughts potentially expanding the school or build a new school. Mayor Rambo mentioned that we have had a meeting with the School to discuss this, it is up to them to

decided if they want to expand or not, the Township is not in control here. Mr. Bach mentioned that he is waiting for the developer to give him the projection numbers of houses and residents, so he can give that to the school and they can make that decision.

- Ms. Potter (200 Shoultz Ave)- mentioned that the School Board is having a meeting next week, but will be finding out when they are having meetings to discuss the potential expansion of Aura School and report back with dates.
- Mr. Wall (131 Stockton Ct)- with the Master Plan, also looking into expansion of buildings and departments. Mr. Bach mentioned that the Master Plan doesn't look at that sort of thing, he mentioned that it looks at the zoning and what can be built in that zone.
- Close Public Portion - MOTION by Mr. Cammarata and SECOND by Mrs. Sammons.

- **PAY BILLS**

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

Mr. Cammarata ☒	Mrs. Sammons ☒	Mayor Rambo ☒
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- **ADJOURNMENT:**

- MOTION by Mr. Cammarata and SECOND by Mrs. Sammons.
 - Time: 8:03PM

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.