

***RESOLUTION NO. 2013-15**

**RESOLUTION OF THE ELK TOWNSHIP PLANNING/ZONING BOARD GRANTING
MINOR SUBDIVISION APPROVAL TO PERMIT THE CREATION OF THREE LOTS
FROM BLOCK 147 LOT 1**

WHEREAS, John Melleady, with address of 101 Idle Lake Road, Franklinville NJ 08322 is the owner of Block 147 Lot 1 in the Township of Elk, and has filed an application with the Elk Township Planning/Zoning Board for Minor Subdivision approval to create two new residential lots and one remainder lot for a total of three lots; and

WHEREAS, the Applicant proposes to subdivide the Property which is 1.948 acres in area and create Lot 1 (the remainder lot) which will have 26,037 square feet of area; Lot 1.01 which will have 27,209 square feet of area and Lot 1.02 which will have 31,591 square feet of area; and

WHEREAS, the Board has considered the following submissions:

- a) Application for Minor Subdivision to the Combined Planning and Zoning Board dated July 27, 2012 (SD-12-04) and amended December 10, 2012, Escrow Agreement, Affidavit of Applicant & Ownership, Tax certification dated July 3, 2012 indicating that taxes are current, disclosure statement.
- b) Letter from Gary Thompson, Esq. listing the submitted documents, dated November 27, 2012.
- c) Land Development Checklist and Statement of Requested Waivers.
- d) Minor Subdivision Plan for 521 Fifth Ave, Block 147, Lot 1 consisting of 1 sheet prepared by Robert J. Monson, PLS dated May 2, 2012 and revised through November 13, 2012.
- e) Certified list of adjacent property owners within 200 feet, dated April, 2, 2012.
- f) Title Report Schedule A, B, and C, effective March 26, 2012.
- g) Legal description for Lots 1, 1.01, and 1.02, in Block 147, Plate 37 prepared by Robert J. Monson dated May 2, 2012 and revised through November 13, 2012.
- h) Freshwater Wetlands Letter of Interpretation for Block 147 Lots 1 & 3 from the NJ Department of Environmental Protection, dated May 25, 2012.

- i) Soils evaluation for septic suitability for proposed lots prepared by Tedesco Engineering LLC and dated June 22, 2012
- j) Eight photographs of the subject property.
- k) Subdivision Application to Gloucester County Planning Board, dated June 7, 2012, revised February 2013.
- l) Environmental Commission report dated January 25, 2013.
- m) Aerial photograph

WHEREAS, the Applicant has been deemed complete and complied with all of the requirements to bring this application before the Board; and

WHEREAS, the Board received the report of its Professional Planner, Mrs. Leah Furey Bruder, PP, AICP dated December 19, 2012 and the report of its engineer, Mr. Corey Gaskill, PE., dated January 17, 2013 which are both attached hereto as Exhibit "A" and incorporated herein by reference as if fully set forth herein; and

WHEREAS, after carefully considering the evidence presented by the Applicant in support of his application, the testimony of the Board's professionals and the public comments, the Board has made the following findings of fact, and conclusions of law:

1. The subject property consists of 1.948 acres, which the applicant proposes to subdivide to create a total of three (3) residential lots. The site is located between Douglas Street and Dunbar Boulevard, and between Fifth Avenue and Fourth Avenue (an unimproved street), and has frontage on all four roads. The site is currently vacant and wooded, with the exception of a shed associated with the house on lot 2 (owned separately) that encroaches onto existing lot 1. Following the subdivision, the shed would be on new lot 1.01. The applicant testified that this structure will be removed or relocated.

2. The property is located within the MD Moderate Density Residential District (section 96-68), which permits single family dwellings on lots a minimum of 25,000 square feet. The

property is surrounded by other parcels in the MD zoning district and the surrounding land uses are residential in nature.

3. The Elk Township Code defines a minor subdivision as one that does not involve the creation or alteration of more than 2 lots in addition to any retained portion of the original lot. The proposal includes the creation of two new lots in addition to the 1 remainder lot. As such, the application meets the definition of a “minor” subdivision.

4. The three proposed lots meet all of the requirements of the Township Ordinances with regards to lot size and area, frontage, lot width, and required building setbacks. The plans shall be revised to correctly depict the required side front yard setbacks for the parcels. The setback must be measured from the road right of way.

5. The subdivision plans have been revised to eliminate the need for any variances. The plans shall be revised to contain the informational items outlined in the reports of the Board planner and engineer. The plans shall be reviewed to insure that they depict the location of the proposed wells and proposed septic. If they do not, they plans will be revised. No infrastructure for the lots may be placed within the bed or right of way of Fourth Avenue.

6. The Applicant testified that it will be submitting individual lot grading plans for each lot when construction is to begin.

7. All residential lots must have frontage on an improved public street. Proposed Lots 1.01 & 1.02 have frontage along Fourth Avenue (unimproved). Access from the lots onto Fourth Avenue shall be prohibited by deed restriction and the restriction shall state that access is prohibited until such time that Fourth Avenue has been improved. The applicant testified that the driveways for these two lots would be on the improved streets.

8. The area is not currently serviced by public water or public sewer as a result the new lots will be improved with well and septic system. The proposed septic fields for both lots are shown in the front yards, where driveways would be required to cross. This shall be revised.

9. The applicant has provided a Soil Evaluation to demonstrate soil suitability and the potential to construct a conforming septic system on the proposed lots.

10. The applicant shall install street trees (minimum caliper 3”) along the property frontage as required by section 96-50. The applicant testified that all of the trees along Fourth Avenue will remain and will not be removed. The quantity and size of the street trees to be installed is subject to the review and approval of the Township Engineer. These planting will be depicted upon each individual lot grading plan and will be approved at the time the grading plans are reviewed.

11. The clearing limits depicted on the plans submitted with this application will be observed. The Board understands that there may be a few additional trees which must be removed but the overall clearing limits and the extent of the tree removal must be depicted on the individual lot grading plans.

12. The applicant testified that it would not remove any topsoil from the lots.

13. The applicant shall record a deed notice which binds the owner of the lot to install sidewalks along the frontages with improved streets as such time as the adjacent lots have installed sidewalks.

14. The Environmental commission of the Township of Elk reviewed the application and issued its report dated January 25, 2013 which indicated they had no concerns regarding this application.

15. The Development of the project site may require more than one acre of land to be cleared or graded. If more than 1 acre of land is cleared or graded, in accordance with Chapter 86 the use of storm water management measures may be required. Applicant shall revise the plans to indicate the area of each proposed lot and total of all lots to be disturbed on the plans. If more than one acre is to be cleared or graded the applicant must return to the planning board for an amended approval.

16. The legal description for Lot 1.01 must be revised. Proposed lot has six courses, the submitted legal description only has five.

17. The Applicant testified that there are no wetlands or other environmental constraints which affect the site. The Applicant has submitted a letter of interpretation from the New Jersey Department of Environmental Protection dated May 25, 2012.

18. The meeting was opened to the public and there was no public opposition to this application.

19. The Applicant shall pay all outstanding application, escrow and review fees associated with the subdivision application to the Township.

20. The subdivision shall be perfected by the filing of deeds, which are in full conformity with this approval granted by the Planning/Zoning Board of Elk Township. The deeds shall be filed within 190 days of the Resolution approving the minor subdivision and shall be signed by the Chairman and Secretary of the Planning Board of the Township of Elk. The deeds shall contain the following sentence: "We, the undersigned Chairperson and Secretary of the Elk Township Planning Board, hereby certify pursuant to N.J.S. 40:55D-47 that subdivision application for the within parcel of land was approved by the Elk Township Planning Board on February 20, 2013, and memorialized by Resolution No. (Insert number) dated (Insert date)."

21. The Applicant must receive the approval of the Gloucester County Planning Board and all interested state, county and municipal agencies, and said approvals must be final and non-appealable and proof of same must be provided to the Planning Board prior to the signature of the deeds perfecting this minor subdivision.

22. Prior to signature, the subdivision deeds shall be submitted to the Solicitor of the Planning Board for her review and approval as to form and the legal descriptions for all lots shall be submitted to the Planning Board Engineer for his review and approval.

23. The Applicant must confirm that the new lot numbers for the parcels have been accepted and approved by the Township Tax Assessor and depict these numbers upon the subdivision plan.

NOW, THEREFORE, be it resolved by the Planning Board of the Township of Elk that the minor subdivision of Block 147 Lot 1 is **GRANTED** subject to the conditions set forth above.

Voting in favor: Barbaro, Carter, McCreery, McKeever, Nicholson, Shoultz, Spring, White, Hughes

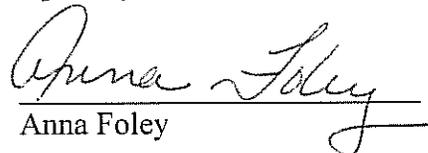
ATTEST

ELK TOWNSHIP PLANNING BOARD

By: 
Anna Foley, Secretary

By: 
Chuck Nicholson, Chairman

The undersigned, Secretary of the Planning Board of Elk Township, hereby certifies that the above is a true copy of a resolution adopted by said Board on the 17th day of April, 2013, its decision of February 20, 2013


Anna Foley



CONSULTING ENGINEERS • PLANNERS
LAND SURVEYORS • ENVIRONMENTAL SERVICES

Corporate Office:
629 Shiloh Pike • Bridgeton • New Jersey • 08302
Phone: 856- 451-2990 • Fax: 856-455-9702
www.fralinger.com

Reply to: Bridgeton or Salem

Albert A. Fralinger, Jr., PE, PLS & PP
J. Michael Fralinger, Sr. (1957-2009)
Charles M. Fralinger, PLS
Carl R. Gaskill, PE, PLS, PP & CME
Stephen J. Nardelli, PE, PP, CME & CPWM
Barry S. Jones, PLS & PP
Guy M. DeFabrites, PLS & PP
Stephen P. McKeich, PLS
Scott A. Adams, PLS
William J. Olbrich, PLS
Matthew Baldino, PE, CME
Robert A. Mulford, III, PE, CME
Corey R. Gaskill, PE, CME
J. Michael Fralinger, Jr., PE, CME

January 17, 2013

Civil Engineering
Land Use Planning & Design
Site Engineering
Traffic Engineering
Land Surveying
Municipal Engineering
Soils Investigation
Traffic Impact Studies
NJDOT Permitting
Phase I Environmental Studies
Permeability Testing
Septic System Design
Wetlands Delineation
Global Positioning Surveying (GPS)
Geographic Information Systems (GIS)
Planning/Zoning Board Representation

Township of Elk Planning/Zoning Board
C/o Anna Foley, Board Secretary
667 Whig Lane Road
Monroeville, NJ 08343

Re: John Melleady, Preliminary Minor Subdivision (SD-12-04)
Block 147, Lot 1 – Fifth Avenue
Elk Township, Gloucester County, NJ
Our Comm. No. 27292.00 – Completeness/Technical Review

Dear Members of the Board:

This letter is a Completeness Review of the revised subdivision application (changed from a Major to a Minor) for the above referenced project and supersedes the September 7th review letter previously submitted.

I have reviewed the following items submitted for the above referenced subdivision application:

- A. Subdivision Application SD-12-04 (revised 11/29/12) , Escrow Agreement, Affidavit of Applicant/Ownership, Disclosure Statement, Site Photos, dated 06/7/12 and filed 07/23/12.
- B. Revised List of Checklist Waivers Requested and Revised Elk Township Land Development Checklist, received 12/10/12.
- C. Letter of Submission from Gary S. Thompson, Esq., dated 11/27/12.
- D. Legal Description for Proposed Lots 1 & 1.02 of Block 147, prepared by Robert J. Monson, PLS, dated 5/2/12, revised 11/13/12.
- E. Legal Descriptions for Proposed Lot 1.01 of Block 147, prepared by Robert J. Monson, PLS, dated 5/2/12.
- F. Soils Evaluations for Proposed Lots, prepared by Tedesco Engineering, LLC, PLS, dated 6/22/12.

- G. Tax Certification confirmation indicating real estate taxes are current (next quarter due 2/1/13), dated 01/16/13.
- H. List of Adjacent Property Owners within 200 Feet, dated 04/2/12.
- I. Gloucester County Planning Board Subdivision Application, dated 6/7/12.
- J. Title Report Schedule A, B, and C, effective date 3/26/12.
- K. NJDEP Freshwater Wetlands Letter of Interpretation: Presence/Absence Determination for Block 10 Lot 26, dated 05/25/12.
- L. Planner's review letter to the Board from Leah Furey Bruder, PP, AICP, of Bach Associates, PC, dated 12/19/12.
- M. Minor Subdivision Plan for 521 Fifth Avenue, Lot 1 Block 147 prepared by Robert J. Monson, PLS, dated 5/2/12, last revised 11/13/12.

The following comments are offered regarding the completeness of the minor subdivision:

Project Description:

This is an application by John Melleady for a minor subdivision to create a total of 3 lots, from one existing lot. The project is located along Fifth Avenue and Fourth Avenue (Unimproved) between Douglas Street and Dunbar Boulevard.

The proposed lots will be serviced by individual well and septic systems.

Zoning Requirements:

The site is located within the MLD Medium Density Residential Zoning District (Section 96-68). The following standards are required for this zone:

The bulk zoning requirements as per Section 96-68:

Description	Required	Proposed	Compliance
Minimum Lot Size	25,000 sf	26,037 sf	Yes
Minimum Lot Frontage	75 ft	87.40 ft	Yes
Minimum Lot Width	85 ft	85 ft	Yes
Minimum Lot Depth	100 ft	115 ft	Yes
Maximum Building Coverage	30%	30% Max	Yes
Front Yard Setback (minimum)	30 ft	10 ft	No*
Side Yard Setback (minimum)	25 (both)/10 (one) ft	25/10 ft	Yes

Rear Yard Setback (minimum)	35 ft	35 ft	Yes
Maximum Building Height	35 ft	35 ft	Yes
Impervious Cover	35 %	35% Max	Yes

*Proposed Lots 1.01 & 1.02 both have frontage along Fourth Avenue (unimproved), the plan shows a 10 ft setback along this frontage. A minimum 30 ft front yard setback must be provided along the Fourth Avenue frontage.

Checklist Items:

All required checklist information has been satisfied with the exception of the following:

Item #12: Certification and monumentation required by Map Filing Law.

The Municipal Engineer's Certification is labeled for the Planning Board Engineer to sign. This label must be revised to say "Municipal Engineer" as a condition of approval.

Item #17: A key map, at an appropriate scale, with a north arrow showing the location of the site and it's relationship to surrounding areas, existing street location, municipal and zone boundaries. Also show contiguous tracts in which the applicant has any direct interest.

Zone district boundaries are not provided on the key map. Recommend this information be added as a condition of approval.

Item #19: Proposed street names and new block/lot numbers approved by the tax assessor.

Waiver Requested to make this item a condition of approval. No technical objection.

Item #33: Statement and demonstration of compliance with affordable housing requirements as applicable including Section 70-4.

Defer to Board Planner's comments.

Item #41: Location of existing wells and septic systems and distances between them, and on adjacent properties where required by the Board.

Waiver Requested. No technical objection at this time.

Item #50: Tree Protection Plan, limits of clearing in accordance with Township Ordinances.

Waiver Requested. Defer to Planner's comments.

Item #55: Contours at 20 foot intervals for the entire tract and within 100 feet (USGS Topographic maps are sufficient) and conformance with the grading plan requirements in section 96-66M prior to the issuance of any building permits.

Waiver requested to allow for individual lot grading plans to be provided prior to the issuance of a building permit for each lot.

No technical objection provided that the individual lot grading plans show the clearing limits per approved subdivision plan.

Item #57: A grading plan showing existing and proposed spot elevations, based upon the datum, at all building corners, all floor levels, centerlines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations sufficient to assure that the project will not have an adverse affect on the existing drainage pattern (96-66M).

Waiver Requested. No construction proposed at this time.

No technical objection provided that the individual lot grading plans show the clearing limits per approved subdivision plan.

Item #58: Soil Erosion and Sediment Control Plan consistent with the requirements of the soil conservation district.

Waiver Requested. No construction proposed at this time.

Any approval should be conditioned upon applicant obtaining approval from the Gloucester County Soil Conservation District for soil erosion and sediment control, if required.

Item #59 Location of Soil Borings to determine soil suitability and indication of whether topsoil will be transported to the site and/or removed and transported outside the municipal boundary.

Since the proposed lots are currently wooded, topsoil will be imported only.

Item #67: If on-site sewerage disposal is required (septic system), the results and location of all percolation tests and test borings.

Gloucester County Health Department approval for sewerage disposal system should be made a condition of approval.

Item #75: Utilities. Preliminary plans and profiles of proposed scale not more than one (1) inch equals fifty (50) feet horizontally and one (1) inch equals five (5) feet vertically showing connections to existing and proposed utility systems. Include design calculations.

Waiver Requested. Proposed lots are to be serviced by individual wells and septic systems.

No technical objection.

Item #83: Existing and proposed curb openings, with width at curb line and property line.

Waiver Requested. No existing curbing is present along the adjacent roadways.

No technical objection at this time.

Comments:

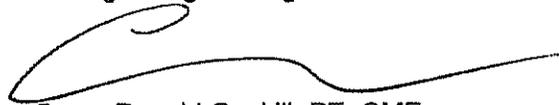
1. The Applicant should comply with all the comments of the Board Planner's review letter dated 12/19/12.
2. Proposed Lots 1.01 & 1.02 have frontage along Fourth Avenue (unimproved). Access within the right-of-way of Fourth Avenue should be deed restricted until such time that Fourth Avenue has been improved.
3. Development of the project site may require sufficient land disturbance (grading, site clearing, etc.), if more than 1 acre of land is cleared or graded, in accordance with Chapter 86 the use of storm water management measures may be required. Applicant should indicate the area of each proposed lot and total of all lots to be disturbed on the plans.
4. The legal description for Lot 1.01 must be revised. Proposed lot has six coursed, the submitted legal description only has five.
5. The following agency approvals are required for this application:
 - a. Gloucester County Planning Board.
 - b. Gloucester County Soil Conservation District certification, if required.
 - c. Gloucester County Board of Health (well and septic systems).
 - d. Any and all agencies having jurisdiction.

The above items above must be addressed by the applicant prior to the Board granting approval.

Should you have any questions, please feel free to give me a call.

Very truly yours,

Fralinger Engineering PA



Corey Ronald Gaskill, PE, CME
Elk Township Planning/Zoning Board Engineer

cc: Joan Adams, Esq.
Leah Furey Bruder, PP, AICP
Gary D. Thompson, Esq., Applicant's Attorney
Robert J. Monson, PLS, Applicant's Surveyor
John Melleady, Applicant



December 19, 2012

Elk Township Planning/Zoning Board
667 Whig Lane Road
Monroeville, NJ 08343

Attn: Anna Foley, Secretary

Re: John Melleady
Minor Subdivision
Block 147, Lot 1
521 5th Avenue
MD Moderate Density Residential District
Elk Township SD-12-04
Bach Associates Proj. # ET2012-4

Dear Chairman and Members of the Board:

We have received the application, subdivision plan, and supplemental documents submitted by John Melleady in support of a Minor Subdivision proposal at the above referenced site. This letter should supersede our earlier (August 20) review letter, as changes to the application have been made.

The subject property consists of 1.948 acres, which the applicant proposes to subdivide to create a total of three (3) residential lots. The site is located between Douglas Street and Dunbar Boulevard, and between Fifth Avenue and Fourth Avenue (an unimproved street), and has frontage on all four roads. The site is currently vacant and wooded, with the exception of a shed associated with the house on lot 2 (owned separately) that encroaches onto existing lot 1.

The property is located within the MD Moderate Density Residential District (section 96-68), which permits single family dwellings on lots a minimum of 25,000 square feet. The property is surrounded by other parcels in the MD zoning district and the surrounding land uses are residential in nature.

Submission Items

The applicant has submitted the following items in support of this application:

1. Application for Minor Subdivision to the Combined Planning and Zoning Board dated July 27, 2012 (SD-12-04) and amended December 10, 2012, Escrow Agreement, Affidavit of Applicant & Ownership, Tax certification dated July 3, 2012 indicating that taxes are current, disclosure statement.
2. Letter from Gary Thompson, Esq. listing the submitted documents, dated November 27, 2012.
3. Land Development Checklist and Statement of Requested Waivers.
4. Minor Subdivision Plan for 521 Fifth Ave, Block 147, Lot 1 consisting of 1 sheet prepared

- by Robert J. Monson, PLS dated May 2, 2012 and revised through November 13, 2012.
5. Certified list of adjacent property owners within 200 feet, dated April, 2, 2012.
 6. Title Report Schedule A, B, and C, effective March 26, 2012.
 7. Legal description for Lots 1, 1.01, and 1.02, in Block 147, Plate 37 prepared by Robert J. Monson dated May 2, 2012 and revised through November 13, 2012.
 8. Freshwater Wetlands Letter of Interpretation for Block 147 Lots 1 & 3 from the NJ Department of Environmental Protection, dated May 25, 2012.
 9. Soils evaluation for septic suitability for proposed lots prepared by Tedesco Engineering LLC and dated June 22, 2012
 10. Eight photographs of the subject property.
 11. Subdivision Application to Gloucester County Planning Board, dated June 7, 2012.

Completeness

The applicant has submitted the Land Development Checklist and waiver request list. The applicant requests a number of waivers listed below. **The application is presently incomplete, and waivers have been requested.** The applicant may be scheduled for a completeness hearing.

- **#17** requires a key map with zoning district boundaries. *This information has not been provided on the plan and may be added to future plan revisions as a condition of approval.*
- **#19** requires proposed street names and that the new lot numbers be approved by the tax assessor. *The applicant is not proposing any new streets and requests that approval of the new lot numbers by the Gloucester County Tax Assessor be made a condition of approval. A waiver is recommended.*
- **#33** requires a statement and demonstration of compliance with affordable housing requirements as applicable. In this case the applicant will be required to pay the mandatory development fee in accordance with the requirements of section 70-4 (1 ½ % of equalized assessed value) in order to assist the Township in meeting its affordable housing obligations. *A waiver is not required, but the applicant should acknowledge this requirement.*
- **#41** requires that the location of existing wells and septic systems and distances between them, and on adjacent properties where required by the Board. *The applicant has provided the location of the septic system and well on lot 2, which is also in Block 147, but requests a waiver from providing the locations on lots across the streets/right-of-ways. The applicant states that no well will be less than 100 feet from the septic systems. The waiver is recommended.*

- **#49** requires a location of existing tree masses with general size and species. *A waiver is requested from indicating size and species, but the tree masses have been indicated.*
- **#50** requires a Tree protection plan showing the limits of clearing and in accordance with Township Ordinances. *The applicant has not provided a formal tree protection plan, but has delineated the proposed limits of clearing. The waiver is recommended.*
- **#55** requires contours at 20 foot intervals for the entire tract within 100 feet. *The applicant is requesting a waiver and states that an individual grading plan for each lot will be provided prior to issuance of a building permit for each lot. We defer to the Board Engineer for recommendation regarding this waiver.*
- **#57** requires a grading plan. *The applicant requests a waiver since no construction is proposed at this time and indicates that a grading plan conforming to township standards will be provided for review and approval prior to the issuance of building permits. We defer to the Board Engineer for recommendation.*
- **#58** requires a soil erosion and sediment control plan. *A waiver is requested since no construction is proposed at this time. We defer to the Board Engineer for recommendation.*
- **#75** requires the applicant to submit a Utility Plan. *The applicant requests a waiver as no utilities are proposed at this time. We defer to the Board's engineer to recommend for or against this waiver.*
- **#83** requires the applicant to provide curb opening details. *The applicant is requesting a waiver as no construction is proposed at this timer. We defer to the Board's engineer to recommend for or against this waiver.*

MD Zone Requirements and Bulk Standards

The property is within the MD Moderate Density Residential Zoning District (section 96-68) which permits agricultural uses, single-family dwellings, public parks and playgrounds, and accessory uses that are customarily incidental and subordinate to the primary use on site. The property is currently vacant, but the subdivided lots are intended for future residential construction. The proposed lots comply with all of the area and bulk requirements.

The following comments are provided for the applicant's and the Board's consideration:

1. **Minor Subdivision.** The Elk Township Code defines a minor subdivision as one that does not involve the creation or alteration of more than 2 lots in addition to any retained portion of the original lot. The proposal includes the creation of two new lots in addition to the 1 remainder lot. As such, the application meets the definition of a "minor" subdivision.
2. **Shed encroachment.** There is currently an existing shed on lot 1, which appears to be accessory to the existing house on lot 2. Following the subdivision, the shed would be on new lot 1.01. The applicant should explain whether the structure will be removed or relocated.

3. **Frontage on improved street.** All residential lots must have frontage on an improved public street. The applicant should provide information regarding access to proposed lots 1.01 and 1.02. Lot 1.01 has frontage on Douglas Street and Fourth Avenue and lot 1.02 has frontage on Dunbar Boulevard and Fourth Avenue. Fourth Avenue is an unimproved street. The applicant should indicate the proposed location of driveways for these two lots and indicate whether improvements to Fourth Avenue are proposed. The proposed septic fields for both lots are shown in the front yards, where driveways would be required to cross.
4. **Environmental Assessment.** The applicant should be prepared to address the past uses of the site (was the site farmed). If the site has been farmed it would be in the applicant's interest to consider soil testing for pesticides, lead and arsenic.
5. **Grading and Drainage.** It is recommended that the applicant address the means by which storm water run off will be addressed when the lots are developed. Through a storm water management plan is not required for minor subdivisions; it is recommended that the applicant utilize best management practices to attenuate storm water onsite.
6. **Septic Feasibility.** The applicant has provided a Soil Evaluation to demonstrate soil suitability and the potential to construct a conforming septic system on the proposed lots. If the application is approved the applicant will be required to obtain approvals for septic systems and wells from the Gloucester County Health Department.
7. **Landscaping.** It is recommended that the applicant agree to install street trees (minimum caliper 3") along the property frontage as required by section 96-50. Where existing vegetation will be retained the applicant may demonstrate that additional street trees are not needed.
8. **Sidewalks.** The applicant should be prepared to address the need for sidewalks in the area.
9. **Location.** We recommend the applicant bring a printed an aerial photograph for the Board to review at the hearing.
10. Assuming that the applicant is able provide the required checklist items and respond to the items in this letter as well as any issues raised by the Board's engineer and the Planning Board members, we do not have any significant planning concerns related to this application, as the proposal will comply with the zoning requirements.

We reserve the right to make additional comments as more information becomes available. Please call with any questions.

Very truly yours,
BACH Associates, PC


Leah Furey Bruder, PP, AICP

cc: Joan Adams, Esq.
Corey Gaskill, P.E., CME
Elk Environmental Commission
John Melleady, applicant
Gary Thompson, Esq, applicant's attorney
Robert Monson, PLS, applicant's surveyor

