

2. Brief description of real estate affected, location (Block & Lot, Tax Map No. Street address):

Block/Lot(s): 46/4 Address 626 Monroeville Road Tax Map Sheet No.: #26

Lot size: ±39,680 square feet

Present use: Unoccupied

Present zoning classification: RE - Rural Environmental Residential

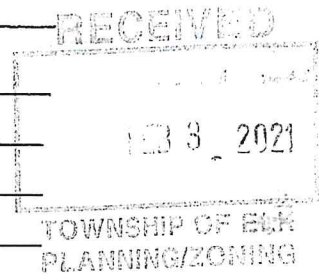
Present improvements upon land: Existing Building with aggregate parking.

3. If this is an appeal from action of the Zoning Administrative Officer, complete the following:

N/A

Date of determination made: _____

Your statement of alleged error: _____



4. Action desired by appellant: (Give a brief description of your proposed use, including the number of professionals and/or employees, the number of anticipated clients or customers per hour, anticipated days and hours of business and anticipated number of deliveries per day, if applicable.)

Use variance for allowance of landscape business, storage of equipment and materials and shop. No onsite customers, daily storage, maintenance and repair of vehicles and materials. Employees arrive no earlier than 7:00 a.m., close at sundown. 1-3 employees to pick up equipment and materials.

5. Reasons appellant believes Board should approve desired action (Submit a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance).

See attached narrative.

6. Has previous appeal been filed in connection with these premises? Yes; see attached.

If "yes," state the nature, date and the disposition of said matter and attach copies of all prior resolutions of this or any other Land Development Board. See attached 1979 Resolution

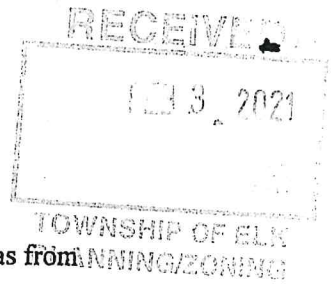
7. Plans signed and sealed by the appropriate professional at a scale of 1 inch to 50 feet or better, clearly showing the following information:

W - A. Existing Conditions Plan showing the existing conditions and structures on the property, based on a recent survey.

B. Proposed Conditions Plan showing the proposed improvements to the property.

The proposed conditions plan must include:

1. Required Bulk and area regulations and the ability to meet;
2. north arrow and scale;
3. proposed buildings or additions;
4. proposed parking;
5. proposed access to parking and building;
6. approximate dimensions of lot and existing and proposed buildings;
7. approximate setbacks of existing and proposed structures and parking areas from property lines;
8. names of owners of adjacent lots;
9. approximate distance from your property line to existing buildings on adjacent lots;
10. uses on lots adjacent to property;
11. location of public and private roads adjoining the property;
- W-12. location of existing or proposed easements;
13. location of wooded areas and limits of proposed clearing;
14. location of any wetlands or other natural features;
15. Photographs (minimum of 3) of the site taken from the opposite side of the street and to show any unusual physical aspects of the site and any other vantage that would be instructive.



W-C. Floor plan of the existing building and structures and any proposed buildings and structures showing dimensions of rooms, total square footages and proposed use of the rooms.

All of the above items must be submitted with the application or a waiver explicitly requested, in writing, stating why you feel the waiver should be granted. The application must be deemed complete before it will be scheduled for a hearing. *W=waiver being sought; see attached.

I hereby depose and say that all of the above statement and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

MINNA MEI FU
 Notary Public, State of New York
 Reg. No. 01FU6293435
 Qualified in Nassau County
 Commission Expires December 9, 2021

A handwritten signature in cursive, likely belonging to the notary.

Sworn to and Subscribed
 before me this 15 day
 of JANUARY, 20 21.

 A handwritten signature in cursive, likely belonging to the applicant.

 Signature of applicant

 A handwritten signature in cursive, likely belonging to the property owner.

 Signature of property owner

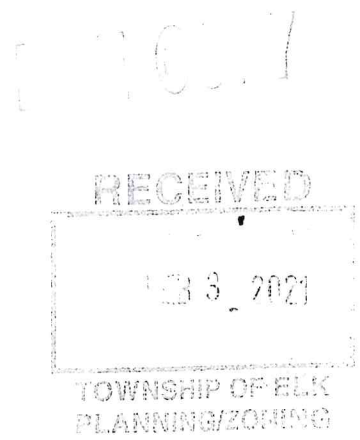
Use Variance Narrative

Block 46 Lot 4 Elk Township

Gloucester County

Prepared by Kevin J Dixon, PE, PP, PTOE, CME

January 20, 2021



Description

The proposed use of a landscape business storage and maintenance facility follows many years of a commercial stone sales operation, authorized previously by the Zoning Board of Adjustment in resolution dated October 25, 1978. The applicant intends to convey the property to two individuals who would, if approved, utilize the property for a landscaping business storage and maintenance facility for equipment and materials. The property is not open to the public for sales or display of any kind. The landscaping business activities (other than maintenance and storage), take place entirely off site.

Advancing purposes of Zoning:

This use advances several purposes of zoning, including purposes a., d., g., h., i., (N.J.S.A. 40:55D-2).

Negative Criteria:

The use will not be a substantial detriment to the public good, nor will it impair the intent and purpose of the zone plan and zoning ordinance on the basis of the fact that a commercial use has already been established on this site. That use involved transport and storage of stone materials on and off the site, in a manner of similar intensity to the proposed use. Therefore, the impact of this use will be no greater on the surrounding community than the previously approved use, which was found to have no negative impact on the neighboring properties.

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WAIVERS SOUGHT

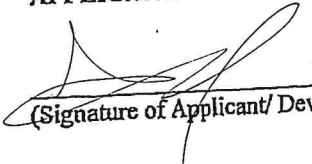
- 7.A. There is no development sought.
- 7.B.12 No new easements proposed.
- 7.C. Existing building to be used without modification.

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- (e) The agreement shall provide the applicant/developer's responsibility to maintain an adequate reserve of funds for the payment in accordance with the provisions of this subsection.
- (f) In the event the escrow shall be deficient at any time the Board having jurisdiction shall declare the application incomplete.
- (g) Any excess funds remaining in the escrow fund after 45 days after final approval shall be returned to the applicant.
- (h) If an applicant, or any person who has greater than a 10 percent interest in any legal entity which is an applicant, shall at any time have a deficient escrow account on any parcel within Elk Township, such escrow account shall be brought current prior to the Planning Board or Zoning Board considering any new application for development of any parcel or parcels within Elk Township involving the person with the deficient escrow.
- (i) In addition to the other remedies provided to the Boards set forth herein, the applicant shall indemnify and reimburse Elk Township for the attorney's fees and costs relating to the collection of all delinquent or deficient escrow balances. All escrow balances shall be considered deficient if they are not paid in full within twenty (20) days of notification from the CFO.

2. If at any time the escrow fund is found to be insufficient to cover all reasonable fees for the required professional services, the applicant shall be notified, in writing, and the applicant shall within 10 days increase the fund as shall be determined by the CFO. In the event the applicant shall fail to deposit the required fees, the reviewing Board shall be entitled to declare the application incomplete. Any excess funds in the escrow fund remaining 45 days after final action has been taken by the reviewing Board shall be returned to the applicant.

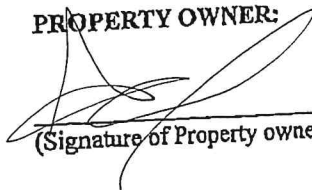
APPLICANT/DEVELOPER:


 (Signature of Applicant/ Developer)

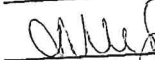
SWORN AND SUBSCRIBED BEFORE ME THIS
 15 DAY OF January 20 21.


 (NOTARY) MINNA MEI FU
 Notary Public, State of New York
 Reg. No. 01FU6293435
 Qualified in Nassau County
 Commission Expires December 9, 2021

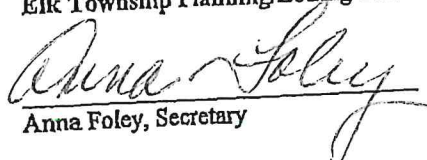
PROPERTY OWNER:


 (Signature of Property owner)


SWORN AND SUBSCRIBED BEFORE ME THIS
 15 DAY OF January 20 21.


 (NOTARY) MINNA MEI FU
 Notary Public, State of New York
 Reg. No. 01FU6293435
 Qualified in Nassau County
 Commission Expires December 9, 2021

Elk Township Planning/Zoning Board:


 Anna Foley, Secretary

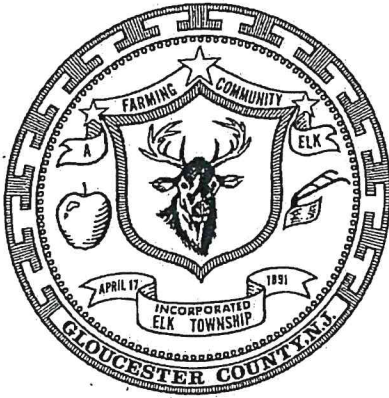
SWORN AND SUBSCRIBED BEFORE ME THIS
 4th DAY OF February 20 21.


 (NOTARY) DEBORA R. PINE
 Commission #2252413
 NOTARY PUBLIC of NEWJERSEY
 Gloucester County

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TOWNSHIP OF ELK
PLANNING/ZONING



ELK TOWNSHIP

TAX COLLECTOR'S OFFICE

856-881-5626 EXT 112 PHONE

856-881-5750 FAX

680 WHIG LANE ROAD

MONROEVILLE, NJ 08343

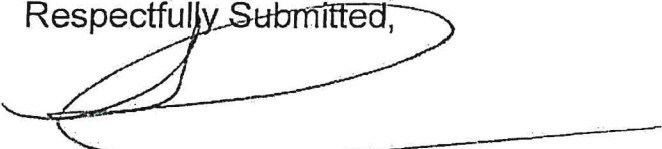
January 28, 2021

To Whom It May Concern:

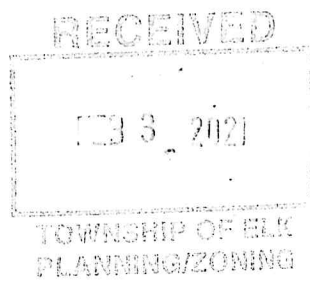
This is to confirm that the Real Estate Taxes on **Block 46 Lot 6** in the Township of Elk, County of Gloucester, assessed to **BLITEI LLC** located on: **626 MONROEVILLE RD**, are current as of the above date.

Next quarter due: **February 2021**

Respectfully Submitted,


Susan E. DeFrancesco, CTC
Tax Collector

010277



DISCLOSURE STATEMENT
PURSUANT TO L. 1977, C-336

A. Is this application to subdivide a parcel or parcels of land into six or more lots?

YES _____
NO ✓

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?

YES _____
NO ✓

C. Is this application for approval of a site or sites to be used for commercial purposes?

YES ✓
NO _____

IF ANY OF THE ABOVE ANSWERS WERE "YES" PROCEED TO "D".

D. Is the applicant a corporation or partnership?

YES ✓
NO _____

If yes:

1. List the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be. (Use extra sheets if necessary.)

100% - Adam Taki - PO Box 237174
NY, NY 10023-0032



Gloucester County - Office of Taxation

Created On 9/25/2020

Certified Adjoining Property List

This table is a listing of adjoining properties within 200' of the subject property.

Prepared by: Craig Black, CTA

Selected Parcel(s)

Municipality	Block	Lot	Qualifier	Address	Owner Name	Owner Address	Owner CSZ	Additional Lots
Elk Township	46	4		626 MONROEVILLE RD	STUBBS, JOHN L & BARBARA A	300 PAMUNKEY DR	CLARKSVILLE, VA 23927	

Adjoining Properties (9)

Municipality	Block	Lot	Qualifier	Address	Owner Name	Owner Address	Owner CSZ	Additional Lots
Elk Township	45	20		621 MONROEVILLE RD	FREUND, JOHN C	621 MONROEVILLE RD	MONROEVILLE, NJ 08343	
Elk Township	45	21.01		631 MONROEVILLE RD	HELSEL, JOHN E & SUSAN M	631 MONROEVILLE RD	MONROEVILLE, NJ 08343	
Elk Township	45	21.02		625 MONROEVILLE RD	FORTE, AVERY A & LONG, JESSE R	625 MONROEVILLE RD	MONROEVILLE, NJ 08343	
Elk Township	45	22	QFARM	639 MONROEVILLE RD	HOLLY ACRES LLC	PO BOX 1077	MONROEVILLE, NJ 08343	
Elk Township	46	2.02		634 MONROEVILLE RD	VEIGA, FERNANDO N & GUILHERMINA	634 MONROEVILLE RD	MONROEVILLE, NJ 08343	
Elk Township	46	3		629 MONROEVILLE RD	CORSEY, JAMES III & ELIZABETH	629 MONROEVILLE RD	MONROEVILLE, NJ 08343	
Elk Township	46	5		624 MONROEVILLE RD	RUBINCAM, JEFFREY & JANINE	624 MONROEVILLE RD	MONROEVILLE, NJ 08343	
Elk Township	46	6		620 MONROEVILLE RD	KNORR, JAN & ROBT L/E L MILTIMORE	620 MONROEVILLE RD	MONROEVILLE, NJ 08343	
Elk Township	46	7.01	QFARM	MONROEVILLE RD	FOOTE, CAROLYN & MICHAEL A	87 DUTCH ROW RD	ELMER, NJ 08318	

Other Agencies to be notified in the Township of Elk:

Atlantic City Electric
Attn: Nick Salvatore, Real estate
5100 Harding Highway
Mays Landing, NJ 08330

South Jersey Gas Co.
Attn: Construction Administrator
1 South Jersey Plaza, Route 54
Folsom, NJ 08037

Township of Elk
Attn: Municipal Clerk
680 Whig Lane
Monroeville, NJ 08343

Gloucester County Planning Board
Attn: Planning Director
1200 N. Delsea Drive
Clayton, NJ 08312

NJ Dept. of Transportation
PO Box 600
Trenton, NJ 08625
(only if property is adjacent to State Hwy.)

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RESOLUTION OF FINDINGS AND CONCLUSIONS

TOWNSHIP OF ELK
PLANNING/ZONING

BOARD OF ADJUSTMENT OF THE
TOWNSHIP OF ELK

RESOLUTION

WHEREAS, John L. Stubbs, of Franklinville-Monroeville Road, Elk Township, New Jersey, has applied to the Board of Adjustment of the Township of Elk, for permission to use his land located on Franklinville-Monroeville Road, and known as Plate 10, Block 272, Lot 3A, on the 1978 Tax Map of the Township of Elk, for a stone yard, which premises are in an AR Agricultural Residential Zone; and

WHEREAS, the Board, after carefully considering the evidence presented by the applicant and of the adjoining property owners and of the general public, has made the following factual findings:

A. Applicant owns this property with the approximate dimensions of 200 feet by 200 feet, fronting on Franklinville-Monroeville Road.

B. This property adjoins other property owned by applicant on which his home is located.

C. The structures presently existing on the

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TOWNSHIP OF ELK
PLANNING/ZONING

property are a 40 by 50 foot metal building and a 28 by 50 foot addition.

D. Applicant's business has existed on the property for at least three years and presently has two employees and utilizes two trucks.

AND WHEREAS, the Zoning Board of Adjustment has determined that special reasons exist for the relief sought by the applicant for the following reasons:

- A. There is a need for a stone yard in the area.
- B. Applicant has operated for approximately three years with no objections from any neighboring landowners.
- C. This use will not conflict or interfere with the neighboring properties.

AND WHEREAS, the Zoning Board of Adjustment has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance of the Township of Elk, for the following reasons:

- A. As there will be no structural changes or any construction whatsoever, the proposed use will conform to the

LAW OFFICES
ROLD, CHAFFIN,
DE. & MARSHALL,
P.A.
COOPER STREET
BURY, K. J. 08020

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PLANNING/ZONING

neighborhood scheme.

B. There will be no traffic problems created due to the limited area upon which the business will be conducted.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Township of Elk on this 25th day of October, 1978, that approval of the application of John L. Stubbs be granted in order to permit applicant to use the premises in question as a stone yard.

ROLL CALL VOTE

THOSE IN FAVOR: John Smith, Albert Weber, Daniel Haynicz, Lyn Stetser and Donald Gritti

THOSE OPPOSED: None

The foregoing is a true copy of a Resolution adopted by the Board of Adjustment of the Township of Elk, at its meeting on October 25, 1978, as copied from the Minutes of said meeting.

Sarah McCann
SARAH McCANN, Secretary
Board of Adjustment of
the Township of Elk

Dated: 11/7/79

MAIL SERVICES
WILLIAM DANIEL
R. & MARSHALL
P.O.
COOPER STREET
ALVEY, N. J. 08002

3. If this is an appeal from action of the Building Inspector, complete the following:

- (a) Date determination made
- (b) Identify provision of zoning ordinance involved
- (c) Your statement or alleged error of Building Inspector

4. If appellant does not allege error by Building Inspector, but seeks a variance or special exception, complete the following:

- (a) Date determination made by Building Inspector
- (b) Identify provision of zoning ordinance involved
- (c) State reasons appellant believes Board should approve desired action (refer to sections of ordinance under which it is felt that desired action may be allowed and note whether hardship is (or is not) claimed, and the specific hardship. *whole loads of lumber purchased but sometimes half loads sold would like to have the right to store natural stone in the yard until other half load is sold.*

5. Attach copies of plans accurately setting forth the following:

- (a) Lines of plot covered by this application;
- (b) All existing or proposed structures on the subject property;
- (c) All structures on immediate adjacent lots;
- (d) All adjacent streets.

7. Has previous appeal been filed in connection with these premises? *no*

NOTE: If more space is required to answer questions, attach a separate sheet and make specific reference to the question being answered. In question 4 above, include the grounds for the appeal or reasons both with respect to law and for granting the appeal or the special exception or variance. Specification of errors must state separately the appellant's objections to the Building Inspector with respect to each question of law and fact which is sought to be reviewed.

I hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

Sworn to and subscribed before me this *18th* day of *July*, 1978

Ramona E. Addison
(Notary Public)

John J. Stella
(Appellant)

RAMONA E. ADDISON
NOTARY PUBLIC OF NEW JERSEY
My commission expires *May 19, 1982*

BOARD OF ADJUSTMENT
NOTICE OF APPEAL

August 23, 1978



This short letter is to inform you of the nature of my business and of the fact that I am in the process of acquiring a variance on my property.

I am strictly a transporter of natural stone. I deliver these stones to stone yards and garden marts. I plan to use my property solely for the storage of this stone.

Sincerely,

John L. Stubbs