



FEDERICI & AKIN, P.A.
CONSULTING ENGINEERS

Joseph P. Federici, Jr., P.E., P.P.
President
Douglas E. Akin, P.L.S., P.P.
Vice President

Bret T. Yates
Director of Marketing

307 Greentree Road
Sewell, New Jersey 08080
(856) 589-1400; Fax (856) 582-7976

March 24, 2021
File No. 21061

Zoning Board of Adjustment
Township of Elk
680 Whig Lane
Monroeville, New Jersey 08343

**Re: Blitie LLC, c/o Adam Taki, Use Variance request ZB-21-01
Block 46, Lot 4 – 626 Monroeville Rd.
Review No. 1**

Dear Chairwoman White & Members of the Board:

I received the following items in support of an application for relief from the zoning use provisions, to permit the referenced lot to be used for storage of landscaping business equipment, materials, and a maintenance shop. No new buildings or site improvements are proposed. The subject property is located in the RE-Rural Environmental District for which requirements are set forth in Section 96-71 of the Elk Township Code.

Use Variance Application Form – ZB-21-01	2-3-21
Narrative by Kevin Dixon, P.E., P.P., P.T.O.E, C.M.E	1-20-21
Escrow Agreement	1-15-21
Affidavit of Applicant/Ownership	1-15-21
Tax Certification	1-28-21
Disclosure Statement	1-15-21
200 Foot Owners List	9-25-20
Site Photos. on Plan	1-21-21
Partial Tax Map Sheet 26 on Plan	1-21-21
Use Variance Plan with existing aerial view, by Kevin J. Dixon, P.E.	1-21-21
Notice of Appeal for prior use variance	7-18-78
Resolution of the Board of Adjustment	10-25-78

Completeness

A completed checklist has been requested.

Introduction

The subject property is located on the south side of Monroeville Road, County Route 604, approximately 1,500 feet west of Dutch Row Rd, C.R.-611. Adjacent properties include residences to the East and West, and a farm field to the south. The lot has two accessory structures and no residence or commercial primary structure. The perimeter of the lot is wooded along the front and both sides and is partially wooded along the farm to the rear. A gravel driveway with a deteriorated short asphalt driveway provides the only access.

The lot was used as a storage yard for a stone company for many years in accordance with the Resolution of the Board of Adjustment dated October 25, 1978. That use was discontinued some years ago. Since then the property appears to have remained without active use.

The applicant requests approval to use the lot for storage of landscape materials and equipment. No on-site employees are proposed, only truck drivers and workers delivering and picking up equipment and landscape materials.

Testimony is needed to confirm what if any maintenance will be done on site.

Testimony is needed regarding what materials besides trees, shrubs, and plants will be stored or used on site. Particularly, petrochemicals, solvents, paints, pesticides, and fertilizers, etc.

Testimony is needed to confirm the duration of time that any employees will be on site and what if any restrooms or other sanitary and communications facilities exist to support their activities.

Testimony is needed regarding on site lighting, the hours of illumination how such lighting will be controlled. All lights shall be shielded so that the lens is not visible from the street or from any adjacent property.

Testimony is needed on the size and types of vehicles that will use the site.

The R zone Bulk Requirements are as follows:

96-71 – Residential Environmental District (RE) – Bulk Requirements

<u>Bulk Requirement</u>	<u>Required</u>	<u>Existing/Proposed</u>	<u>V/C/E</u>
Lot Size	80,000 sf	37,780 sf	C
Front Yard	50 ft	110 ft	C
Rear Yard	40 ft	65 ft	C
Side Yards: one	20 ft one	30 ft	C
Side Yards: both	50 ft both	60 ft	C
Lot Width @ Building Line	150 ft	165 ft	C
Lot Depth	200 ft	228.75 ft	C
Lot Frontage	135 ft	165.16 ft	C
Maximum Height	35 ft	<35 ft	C
Maximum building coverage	15%	7.3%	C
Maximum Impervious coverage	20%	13.4%	C

Accessory Structures are to be in accordance with the requirements of 96-80 and 96-81:

96-80 – Accessory Uses and Structures

A. (2) Each residential property ranging from 25,000 square feet to six acres may have one detached garage or similar accessory structure not to exceed 600 square feet. The existing larger building is 3692 sf. E V

A. (4) Each Residential Property may also have one additional accessory structure/shed not to exceed 200 square feet.

A. The existing smaller building is 626 sf. E V

96-80.A.(12) No accessory building height shall exceed 25 feet in height or one story (with loft storage), whichever is less. Existing buildings are less than 25 ft tall. C

96-82 – Prohibited uses.

A. Outdoor storage of any type shall not be permitted unless such storage is a part of the normal operation of a permitted use conducted on the premises subject to the design and performance standards for the prevailing district, and provided further, that the following requirements are conformed with:

(1) All outdoor storage facilities shall be enclosed by an opaque fence adequate to conceal the facilities from any adjacent properties. No fencing is proposed. V

(2) No materials or wastes shall be deposited upon a lot in such form or manner that may be transferred off the lot by natural causes or forces. Information is needed. _____

(3) Materials which might cause fumes, dust, odors or which might attract rodents or insects shall be stored in closed containers. Information is needed. _____

(4) Flammable or explosive materials storage must comply with the Uniform Construction Code 5:23, and the Fire Code, 5-18 et-sec, and shall be buffered from adjoining uses and are prohibited in front yards. Information needed. _____

Documentation and Testimony is needed regarding the intended use and compliance with each of the above items.

- V=Variance required or Design Waiver required.
- C=Complies
- E=Existing condition

Testimony should be provided in accordance with the NJ MLUL.

Completeness

1. The applicant has not provided or has requested waivers for the following items normally required by the Land Development Checklist:

- A. A completed land development checklist.
- B. Item 10: Signature block for chairman and secretary of the planning board.
- C. Item 11: Source and date of current or re-certified property survey.
 - 1) Plan provided is an existing conditions plan showing contours, structures, and wetlands, but lacking detailed survey information. The applicant's engineer has agreed to provide a plan with a revised title and information clarifying the extent to which the survey was updated.

I have no objection to waiving items 10 and 11, for completeness.

The applicant should state if they plan to extend the driveway to the garage and how dust will be controlled.

Technical Review

1. Zoning Use. As indicated above, the proposed use is not permitted in the RE district. Justification for the use and the variances needed shall be provided in accordance with the New Jersey Municipal Land Use Law.
2. Bulk Requirements. The plan does include a table of bulk requirements and conformances. It should be corrected to indicate the correct the lot area, building area, percent of building coverage, and the lot depth. With the corrections all bulk requirements will remain conforming.
3. Drainage. No changes in drainage are proposed or permitted.
4. Grading. No changes in grading are proposed or permitted.
 - A. If improvements are required by the Board, or otherwise become necessary, a Lot Grading Plan Application, or a Site Plan at the board's discretion, should be required.
5. Limit of Disturbance. All limits of disturbance and all stockpiles of materials shall be kept at a minimum 5 feet off the property line, to comply with the Township Code.
6. Assuming the stockpiles and routine disturbances will exceed 5,000 s.f. approval from the Gloucester Soil Conservation District will be required.

Recommendations:

1. The application is incomplete. The items for which I have noted that Information is needed should be provided prior to scheduling a hearing for completeness.
2. All other underlined items should be addressed prior to or as conditions of approval. I.e., prior to issuance of UCC permits.

If you have any questions, please contact me at your convenience.

Very truly yours,
FEDERICI & AKIN, P.A.

Stan M. Bitgood, P.E.
Joint Land Use Board Engineer

Ec:

Anna Foley, Land Use Secretary
Dale Taylor, Esq. Board Solicitor
Candace Kanaplue, P.P., Bach Associates, Board Planner
Francis J. Ballak, Esq., Applicant's Attorney
Kevin Dixon, P.E, P.P., C.M.E. Applicant's Engineer