



LAND DEVELOPMENT APPLICATION
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

Please complete all sections of the application form and submit all items required by the *Land Development Checklist* for your application. If you are requesting a waiver for any item, the request must be in writing and include written documentation in support of your waiver request(s). Any application that does not have all items submitted, or a waiver requested, will be deemed incomplete.

DO NOT PUBLISH PUBLIC NOTICE OR MAIL NOTICE TO THE OWNERS OF PROPERTY WITHIN 200 FEET UNTIL YOU HAVE RECEIVED THE DATE ASSIGNED FOR THE PUBLIC HEARING FROM THE BOARD SECRETARY.

To be completed by Township staff:

FEB 18 2020

Date Filed: 2-18-20

Application Number: SD-20-01
Application/Escrow Fees: 2-18-20

Date Deemed Incomplete: _____
Date Deemed Complete: _____

Date of Public Hearing: _____
Resolution Number: _____

Check all applicable:

- New
- Re-submission
- Concept
- Minor Subdivision
- Major Subdivision
- Variance(s)
- Minor Site Plan
- Major Site Plan
- Preliminary Approval
- Final Approval
- Amended
- Other _____
- Residential
- Commercial
- Industrial

Subject Property

Block(s): 5 Lot(s): ~~1101~~ 11 Zone Designation: _____ Tax Map page: _____

Property Location: 530 Bridgeton pike mullica Hill NJ 08062

Dimensions: Frontage _____ Depth _____ Total Area _____

Applicant's Name: Allen Games

Company Name: _____

Address: 530 Bridgeton pike mullica Hill NJ 08062

Phone Number: _____ email: _____

Applicant is a: Corporation Partnership Individual

Nature of Applicant's equitable/possessory interest in the land: put house and lot into Allen Games

Name 1 of 7

3. Property Owner's Name: Robert Gans Jr

Company Name: _____

Address: 952 Franklinville Rd Mull.ca Hill NJ 08062

Phone Number: _____ email: _____

***All titled owners of the property must sign the application evidencing their consent to the application. Attach a separate sheet for signatures, if necessary, and provide a copy of the current deed of ownership.**

4. Attorney's Name: _____

Firm: _____

Address: _____

Phone Number: _____ Fax #: _____ Email: _____

5. Engineer's Name: Steve Datz, PLS

Firm: Datz ENGINEERING & LAND SURVEYING

Address: 109 Woodlane Avenue Mull.ca Hill NJ 08062

Phone Number: 756 477 2153 Fax #: N/A Email: Jhdatz@comcast.net

For Site Plans:

Commercial Industrial Other _____

and to be developed _____ acres

uilding size: _____ # of parking spaces _____

roposed use: _____

or Residential:

rea of entire tract 99.950 acres

ortion to be subdivided 1.199 +/- ACRES

of lots created 1 # of units planned _____

roposed use: Residential

Does the application require any variances? Yes No

Does the application require any conditional uses? Yes No

Please attach a separate sheet with a complete description of the variances requested and the reasons for relief. Please attach a statement as to the ways in which your project satisfies the requirements of the conditional uses. Your statements should cite the applicable Ordinance(s). Include the appropriate fees in your application and escrow fees.

Does the site front on a county road? Yes No Route # _____
Does the site front on a state road? Yes No Route # 97
Is the Site within 200 feet of another municipality? Yes No Name: South Harrison Twp

List all outside agencies to which application has been made regarding the proposed development:

N/A

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
 Yes (attach copies) No Proposed _____

***Note: Copies of All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review.**

Present use of the premises: Residence of Allen Coates

Proposed use: Put land into his name with title and deed

8. Applicant's Planning Consultant: _____

Address: _____

Phone Number: _____ Fax #: _____ Email: _____

9. Applicant's Traffic Engineer: _____

Address: _____

Phone Number: _____ Fax #: _____ Email: _____

10. List any other Expert who will submit a report or who will testify for the Applicant. (attach additional sheets if necessary)

Name: _____

Field of expertise: _____

Address: _____

Phone Number: _____ Fax Number: _____

11. List all other witnesses who will testify at the public hearing on behalf of the Applicant. (attach additional sheets if necessary)

Name: _____

Nature of testimony: _____

Name: _____

Nature of testimony: _____

2. **Subdivision:** Number of lots created (include remainder): 1 + 1 = 2

Number of proposed dwellings: 0

Site Plan: Area to be disturbed (square feet) _____

Total number of proposed dwelling units: _____

Commercial square footage: _____

Site Plan Waiver: Reason for request: _____

Variance: Request is hereby made for permission to erect, alter, convert, use, a parcel contrary to the requirements of the Township Ordinances or for other relief as follows:
(specify which ordinance sections are violated):

13. Said property has dimensions of 125 x 438 and area of 1.199 and is improved with the following structures: Single Family Dwelling
(If known, so indicate; or indicate whether dwelling or building; stating use thereof)

14. If less than the entire lot is to be utilized for the purpose hereinafter set forth, the area and dimensions of the portion of the lot to be utilized are: _____

15. Size of proposed building: N/A
Square footage of Building footprint: _____ Total Square footage: _____
Feet wide: _____ Height: _____
Stories: _____

16. Setbacks of building (corner properties have 2 fronts):
Front: 290' Rear: 81.4'
Side: 25.5' Side: 29.4'
% Building Coverage: 4%
% Impervious Coverage: 5%

7. Date property acquired: Summer 1989
Prevailing zoning at time of acquisition: _____
Current Zoning: Residential

8. Has there been any previous appeal, request, or application to this or any other Township Boards or the Construction Official involving these premises? Yes No

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.

19. For a variance - What are the EXCEPTIONAL conditions of property preventing the applicant from complying with the Zoning Ordinance(s) (i.e. the positive and negative criteria)?

20. For variances - 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.

21. All applicants must submit a copy of the Land Development Checklist and provide all of the information required in accordance with checklist. If waivers are sought, the applicant should submit a list of requested waivers with an explanation of the request.

22. Waivers requested of Development Standards and/or Submission Requirements (attach additional pages as needed):

23. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of premises (attach additional pages as needed):

4. Is a public water line available? Y N

5. Is public sanitary sewer available? Y N

6. Does the application propose a well and septic system? Y N

7. Depict the location of the proposed well and septic on the plan submitted and the locations of any existing wells and septic systems on properties within 500 feet of the location of the proposed wells and septic systems.

8. Type of construction (frame, stone, brick, cement, etc.) Frame

9. Present use of existing building(s) and premises: House

Total proposed dwelling units: 1

Total proposed professional offices: _____

Total proposed floor area: _____

Total proposed parking spaces: _____

34. Are there any off-tract improvements required or proposed? NO

35. What form of security does the applicant propose to provide as performance and maintenance guarantees?

36. Other approvals which may be required and date plans submitted:

| | Yes | No | Date Application Submitted |
|---|-------|-------|----------------------------|
| County Planning Board Approval (State Hwy) | _____ | ✓ | _____ |
| County Health Department N/A | _____ | ✓ | _____ |
| County Soil Conservation District N/A | _____ | ✓ | _____ |
| Elk Municipal Utilities Authority N/A | _____ | ✓ | _____ |
| NJ Department of Transportation N/A | _____ | ✓ | _____ |
| NJ Department of Environmental Protection N/A | _____ | ✓ | _____ |
| Stream Encroachment Permit | _____ | ✓ | _____ |
| Waterfront Development Permit | _____ | ✓ | _____ |
| Wetlands Permit | _____ | ✓ | _____ |
| LOI (letter of Interpretation) | _____ | ✓ | _____ |
| Other _____ | _____ | _____ | _____ |
| Other _____ | _____ | _____ | _____ |

I hereby consent to the filing of this application and consent to allowing Township representatives to perform on site visits. (Both signatures are required.)

Applicant's Signature: _____ Date: _____

Owner's Signature: Robert [Signature] Date: 2-18-20
_____ Date: _____

Witnessed and Subscribed before me this 18 day of Feb 2020.

Anna M. Foley
Notary Public

Anna M. Foley
Comm #2335201
NOTARY PUBLIC OF NEW JERSEY
Comm. Expires September 29, 2020 of 7

ESCROW AGREEMENT

This Agreement is made this 18 day of Feb, 2020.

BETWEEN: Applicant/Developer and Owner of Land

AND: The Combined Planning & Zoning Board of the Township of Elk on behalf of the Township of Elk

This is an agreement establishing the responsibility for the payment of escrow obligations to the Township of Elk.

NAME AND ADDRESS OF APPLICANT/DEVELOPER:

SAME

FEB 18 2020

Telephone Number: _____ email: _____
Fax number: _____

NAME AND ADDRESS OF PROPERTY OWNER:

Robert Gaus Jr

912 Peachfork Rd

Mill-creek Hill AT 08062

Telephone Number: ~~_____~~ email: _____

Block 5, Lot 11

1. Whenever a review fee shall be required the applicant/developer together with the Planning Board or Zoning Board of Adjustment, shall execute an agreement, in writing, with copies for each party providing the following as to escrow agreements:

- (a) The agreement shall be signed by the developer/applicant and the appropriate Board at the time of the application.
- (b) The subject matter of the application shall be specifically identified by lot and block designation as found on the Tax Map of Elk Township.
- (c) The full name of the applicant/developer with applicant's address, telephone number and fax number shall be included.
- (d) The purpose for the escrow shall be defined in accordance with the application.

- (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:

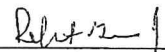
SWORN AND SUBSCRIBED BEFORE ME THIS
 _____ DAY OF _____ 20____.

 (Signature of Applicant/ Developer)


 (NOTARY)

PROPERTY OWNER:

SWORN AND SUBSCRIBED BEFORE ME THIS
 18 DAY OF Feb 20 20.

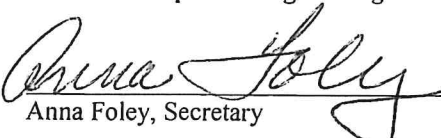


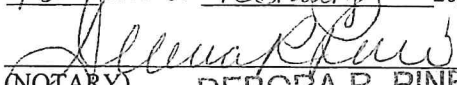
 (Signature of Property owner)


 (NOTARY) Anna M. Foley
 Cr. #2335201
 NOTARY PUBLIC NEW JERSEY
 Comm. Expires September 29, 2020

Elk Township Planning/Zoning Board:

SWORN AND SUBSCRIBED BEFORE ME THIS
 18 DAY OF February 20 20.


 Anna Foley, Secretary


 (NOTARY) DEBORA R. PINE
 Comm. # 2252413
 NOTARY PUBLIC * NEW JERSEY
 Comm. Expires May 19, 2020 2 of 2
 Gloucester County

Notary Required

FEB 18 2020

AFFIDAVIT OF APPLICANT

STATE OF NJ)
COUNTY OF Gloucester ss.

Robert Gaines Jr, of full age being duly sworn according to law on oath deposed and says that all of the above statements and the statements contained in the papers submitted in connection with this application are true.

Robert Gaines Jr
(Signature of Applicant)

Robert Gaines Jr
(Print name of Applicant)

Sworn and subscribed before me this 18 day
of Feb, 2020.

Anna M. Foley
(Notary)

Anna M. Foley
Comm #2335201
NOTARY PUBLIC OF NEW JERSEY
Comm. Expires September 29, 2020

AFFIDAVIT OF OWNERSHIP

STATE OF NJ)
COUNTY OF Gloucester ss.

Robert Gaines Jr, of full age, being duly sworn according to law, on oath deposes and says, that deponent resides at 912 Franklinville in the County of Gloucester and State of NJ; and that I am the owner of all that certain lot, piece of parcel of land known as Block (s) 5 Lot(s) 11 on the Tax Map of Elk Township, which property is the subject of the above application, and that said application is hereby authorized by me.

Robert Gaines Jr
(Signature of Property Owner)

Robert Gaines Jr
(Printed Name of Owner)

Sworn and subscribed before me this 18 day
of Feb, 2020.

Anna M. Foley
(Notary)

Anna M. Foley
Comm #2335201
NOTARY PUBLIC OF NEW JERSEY
Comm. Expires September 29, 2020

FEB 18 2020

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.)

Tax Certification



ELK TOWNSHIP
Tax Collector's Office

680 Whig Lane
Monroeville, NJ 08343
Phone: 856-881-6525, ext. 112
Fax 856-881-5750

6-15
FEB 18 2020

Date: 2/18/2020

To Whom It May Concern:

This is to confirm that the Real Estate Taxes on Block(s) 5, Lot(s) 11. ~~11~~ Farm
in the Township of Elk, County of Gloucester, assessed to Gaines, Robert + Cindy
located on 530 Bridgeton Pike, are current as of the above date.

Next quarter due: May 2020

Respectfully Submitted,

Susan E. DeFrancesco, CTC