



February 16, 2021

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

Attn: Anna Foley, Land Use Board Administrator

Re: Copart of Connecticut, Inc.  
Block 66, Lots 1.02 and 1.03  
735 and 749 Jacob Harris Lane  
Major Site Plan; M1-Light Manufacturing District  
Elk Township Application SP-20-12  
Bach Associates Proj. # ET2021-1

Dear Chairwoman White and Members of the Board:

We have reviewed the application and supporting documents submitted by Copart of Connecticut, Inc. for major site plan review for the above referenced site. A "D(1)" use variance to permit the expansion of a salvage yard on two adjacent lots in the M1 zoning district was granted by the Zoning Board on August 19, 2020 (Resolution 2020-10). The 12.45 acre subject property is currently vacant.

The two parcels, totaling 12.45 acres, are located adjacent to the north of an existing salvage yard owned by the applicant on the east side of Jacob Harris Lane (Lot 1.01 781 Jacob Harris Lane) within the M1 Light Manufacturing zoning district. Lot 1.03 is approximately 5 acres, wooded and currently contains the remains of a small foundation, a small amount of wetlands and floodplain in the rear and a drainage easement line. Lot 1.02 is approximately 7.45 acres and is wooded, with a high tension utility tower and power lines traversing the site, along with wetlands at the rear of the parcel. The property is surrounded to the north, south, west and east by other properties also in the M1 zoning district. The adjacent uses are predominantly comprised of light industrial and vacant woodland.

**We have received the following materials in support of the variance application:**

1. ALTA/NSPS Land Title Survey for 735 & 749 Jacob Harris Lane (New Jersey Ave) prepared by Gary P Yuro, PLS, dated May 4, 2020.
2. Boundary/Location Survey 781 New Jersey Ave, prepared by Jack W. Shoemaker, PLS, dated July 1, 2020, last revised 8-4-20.
3. Elk Township Land Development Checklist, prepared December 14, 2020.
4. List of Waivers, dated December 14, 2020.

5. Land Development Application for Preliminary and Final Site Plan Review (received by Elk Twp. December 28, 2020), site photographs, Affidavit of Applicant and Ownership, Deeds, disclosure statement, Escrow Agreement, Corporate Ownership Disclosure Form.
6. Resolution 2020-10
7. Gloucester County Planning Board Site Plan Application.
8. Environmental Impact Study Prepared by Stantec Consulting Services, Inc. and dated December 9, 2020.
9. Stormwater Management Narrative prepared by Stantec Consulting Services, Inc. and dated December 14, 2020.
10. Eight sheet set of drawings entitled "Preliminary / Final Minor Site Plan", prepared by Clifton W. Quay, LLC of Stantec Consulting Services, Inc. and dated December 14, 2020.

### **Completeness Review**

The applicant has submitted the land development checklist and has requested a number of submission waivers as outlined below. The application is incomplete. Most of the waivers are recommended or may be provided as a condition of approval.

- **#8 requires copies of applications to and certification of approvals from all outside agencies with jurisdiction.** A waiver is recommended for completeness only.
- **#20 The names of all property owners within 200 feet.** A list has been requested, the applicant should provide the list prior to the hearing.
- **#30 requires a Phase I Environmental Assessment report.** The applicant is requesting a waiver. We defer to the Board Engineer.
- **#30 requires a Traffic Impact Study.** The applicant is requesting a waiver. We defer to the Board Engineer.
- **#33 requires statement demonstrating compliance with affordable housing requirements** as applicable including section 70-4. The applicant must comply with the requirement of Section 70-4.E.(1)(b). This waiver is recommended for completeness only.
- **#47 requires a landscape plan.** The applicant has not submitted a landscape plan. This waiver is not recommended.

- **#50** requires a tree protection plan and the limits of clearing. This waiver is not recommended.
- **#53 location of historic features within 200 feet.** A waiver is recommended.
- **#63** requires cross sections and center-line profiles of all existing or proposed streets or water courses within dimension at 50 foot intervals. The applicant requests a waiver. Our office defers to the Board Engineer.
- **#66 a written commitment from the Elk MUA, if applicable.** A waiver is recommended.
- **#67 requires that if on-site sewerage disposal is required, the results and location of all percolation tests and test borings must be provided.** A waiver is recommended for completeness only.
- **#68 requires floor plan and elevations of proposed buildings.** A waiver is recommended.
- **#69 requires FAR of proposed buildings.** A waiver is recommended.
- **#72 requires copies of NJDOT if applicable.** A waiver is recommended.
- **#73 requires the applicant to submit a NJDEP LOI for wetlands or a statement/certification from an expert stating that there are no wetlands on or in close proximity to the site.** A waiver is not recommended.
- **#76 requires the applicant to provide recreation facilities plan where applicable.** The applicant requests a waiver as this is not applicable to this development. A waiver is recommended.
- **#77 requires the size and location of proposed signs.** A waiver is only recommended if no new signage is proposed.
- **#79 requires a Municipal Development Agreement where off-tract improvements are contemplated.** This waiver is recommended only if off-tract improvements are not proposed.
- **#81 requires the applicant to submit a Traffic Control and Directional Signage Plan.** We defer to the Board Engineer.

**If the waiver is granted for completeness only, the information shall be provided as part of the compliance submission.**

**M-1 Zone Bulk Standards and "C" Variances**

The application indicates that a site plan waiver is requested. On July 2 the applicant submitted a Zoning Plan. The M-1 bulk standards are listed below and are provided for the Board's consideration. If the use variance is approved, the applicant will need to return to the Board for site plan approval. It is noted that the applicant intends to consolidate Lots 1.02 and 1.03 into Lot 1.01.

Section	Required	Existing Lot 1.01	Existing Lot 1.02	Existing Lot 1.03	Proposed Lot 1.01	Compliance
96-78F(1)(a) Minimum Lot size	2 acre	26.18 acres	7.45 acres	5.0 acres	38.6 acres	Complies
96-78F(1)(b) Min Lot Frontage	200 feet	1,615.48 feet	484.67 feet	391.48 feet	2,491.63 feet	Complies
96-78F(1)(c) Minimum Lot Depth	200 feet	586.30 feet	601.04 feet	511.65 feet	511.65 feet	Complies
96-78F(1)(d) Maximum Building Coverage	20 %	0.004%	0	0	0.003%	Complies
96-78F(1)(e) Front Yard	100 feet	227.13 feet	N/A	N/A	227.13 feet	Complies
96-78F(1)(f) Side Yard	50 feet each	279.28 feet	N/A	N/A	1,155.44 feet	Complies
96-78F(1)(g) Rear Yard	75 feet	559.61 feet	N/A	N/A	559.61 feet	Complies
96-78F(1)(i)[1] Maximum Building Height	40 feet	<40 feet	N/A	N/A	<40 feet	Complies
96-78F(1)(i)[2] Maximum Building Height, accessory	25 feet	<25 feet	N/A	N/A	<25 feet	Complies

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

1. The plan set title should be revised to state that it is a Major Site Plan.
2. The applicant should submit a landscaping plan per the checklist and ordinance requirements.
3. The applicant should submit a tree protection plan per the checklist and ordinance requirements.
4. Landscape buffers per Section 96-47 shall be added to the plans. A ten (10) foot buffer is required when industrial is adjacent to industrial uses or zoning districts. Buffers are in addition to required setbacks. The subject property is surrounded by properties located in the M-1 Light Manufacturing District. Block 66 Lots 3 and 1.04 are vacant. Block 30, Lot 18 is also vacant. Block 30 Lots 14.01 and 12 are commercial. Ten foot buffers should be added to entirety of the Block 66 Lots 1.01 and 1.02.
5. Lighting should be added to the landscaping plan. The applicant should also identify where security lighting is proposed.
6. Basin landscaping and fencing should also be provided and indicated on the landscaping plan.
7. **Easement.** The survey indicates a drainage easement on both Lots 1.02 and 1.03. In addition, a 120 foot wide Atlantic Electric easement for transmission lines traverses the property. The applicant should indicate how this easement impacts use and development of the property. For example, is the applicant permitted to park cars within the easement and is the applicant permitted to make improvements within the easement? A copy of the easements should be provided.
8. **Signage.** The applicant should be prepared to discuss any site identification signage that may be proposed. All signage must conform to the Elk Township sign regulations (Section 96-60).

It shall be noted that any requirements noted above as "waived for completeness only" have been waived to allow the application to be deemed complete. These requirements shall be provided as part of the revised application materials unless waived by the Board at the scheduled meeting.

Copart of Connecticut, Inc.  
Block 66, Lots 1.02, 1.03  
735 and 749 Jacob Harris Lane  
Major Site Plan; M1-Light Manufacturing District  
Elk Township Application SP-20-12  
Bach Associates Proj. # ET2020-02  
February 16, 2021  
Page 6 of 6

---

Should there be any questions or if additional information is required, please contact the undersigned at (856) 546-8611.

Very truly yours,  
BACH ASSOCIATES, PC



Steven M. Bach, PE, RA, PP, CME  
President



Candace Kanaplue, PP, AICP  
Associate

cc: Dale Taylor, Esq, Board Solicitor  
Stan Bitgood, PE, Board Engineer  
Copart of Connecticut, Applicant  
Jennifer Johnson, Esq, Applicant's Attorney  
Clifton Quay, Stantec, Applicant's Professional