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September 11, 2023
File: 23308

Township of Elk
Planning & Zoning Board
680 Whig Lane
Monroeville, NJ 08344

**Re: Heather Wilson, Application for Variance for Accessory Building Size
Block 175 Lot 3, 1031 Elk Road**

Dear Chairwoman White and Board Members,

I received the following items for review in support of the referenced application:

Item	Date
a) Land Development Application Block 175 Lot 3 with attachments	8/21/2023
b) Ownership Affidavit	08/11/2023
c) Escrow Agreement Block 175 Lot 3	08/18/2023
d) Tax Certification, by Elk Township Collector	08/30/2023
e) Disclosure Statement P.L. 1977, C-336	Not Dated
f) Marked Survey by John Galintt Associates, Inc. Marked in red showing 30ft x 60 ft proposed garage with 10 ft leanto.	01/27/2014
g) 200 ft property owners list	08/17/2023

1. Completeness

The following application and checklist items normally required for an informed review by the Board are needed prior to the matter being scheduled for a public hearing:

- a) Item 21: Statement regarding waivers being requested. Can be waived for completeness only.
- b) Item 22: List of items for which a variance is requested. Can be waived for completeness only.
- c) Item 35: Schedule of zoning requirements and conformances. Can be waived for completeness only.
- d) Item 38: Photographs. Should be provided.
- e) Item 41: Location of wells and septic systems. Well and septic field must be shown.
- f) Item 53: Structures of Historic Significance. Can be waived on testimony.
- g) Item 55: Contours at 20'. Can be waived.
- h) Item 73: Wetlands L.O.I. or Professional Certification of No NJDEP Permits. Can be

waived.

Items can be waived or waived for completeness as the Board may find appropriate. Underlined items above should be provided prior to the hearing.

Technical Review

- A. The applicant requests approval for a garage that would be 30ft x 60=1,800 sf where code section 96-80 A. (2) permits a maximum of 900 sf for an accessory structure on a lot larger than 25,000 sf but less than 6 acres. Justification shall be provided in accordance with the Municipal Land Use Law, N.J.S.A. 40:55D-1 et. seq.
- B. The existing lot is within the Rural Environmental Residential RE zoning district and is currently used and classified for assessment as type 2, residential.

1) Zoning requirements for the RE district are found in Elk Code Section 96-71:

Single family detached dwellings are a permitted use.

Bulk Regulations for single family detached units in the RE district:

Minimum Lot Size	80,000 sf	69,173sf	EC
Minimum Front Yard	50 ft	31.81 ft	EC
Minimum Rear Yard	40 ft	34.84 ft	EC*
Side Yards	20 ft one	> 20 ft	C
Side Yards	50 ft both	>50 ft	C
Minimum Width at Building Line	150 ft	>166.71 ft	C
Minimum Lot Depth	200 ft	~166 ft	EC
Minimum Lot Frontage	135 ft	166.71 ft	C
Maximum Building Height	35 ft	< 35 ft	C
Maximum Building Coverage	15%	5%	C
Maximum Impervious Coverage	20%	<6%	C

C = Complies

EC = Existing Condition that pre-dates the zoning ordinance.

* Elk Code 96-66 H. requires corner lots to have 1 front yard and 1 rear yard along the two Rights of Way and that the remaining yards be side yards.

- C. Driveways. The lot currently has a gravel driveway from Elk Road and a gravel driveway from Haynicz Rd. The Applicant should be encouraged to pave the driveway at least 10 feet from the existing street pavement for each driveway. If approved, driveway and or apron paving can be a condition of approval, in which case the paving would be shown and detailed as part of the required lot grading plan for the garage.
- D. Parking. The applicant should confirm that the proposed garage will provide at least 2 off-street parking spaces.
- E. Sidewalks. Not required for this application.
- F. Stormwater Management. Not required for this application.

- G. Wastewater. The applicant should confirm that the use of the garage will be for vehicular parking and household storage only, and that there will be no commercial use, no extension of water or sewer lines to the garage, no additional kitchen appliances, and no restroom fixtures in the new building.

Recommendations

All of the underlined items, and completeness deficiencies should be addressed and a revised plan should be submitted for review prior to the hearing.

The applicant should agree to perfect any approval, i.e. to construct the garage, if approved, within a reasonable period of time, after which the approval, if granted will lapse automatically. The resolution of approval should state the agreed upon duration of approval.

This application, barring any changes from the stated use as a garage, should have little if any impact on the adjacent streets, lots, or the neighborhood, beyond the visual impacts from the streets.

If approved, a condition of the approval should be the submission of a Lot Grading Plan, showing the proposed garage, driveways, paving, and any drainage improvements.

I am available to discuss any of the above comments with you, the Applicant or their professionals as may be most convenient. I can be reached any time on my cell: 856-498-3895.

Bryson & Yates Consulting Engineers LLC

Stan M. Bitgood

Stan M. Bitgood, P.E., C.M.E.

Planning/Zoning Board Engineer

cc: Ann Marie Weitzel, Board Secretary
Steve Bach, P.P. P.E., Board Planner
Dale Taylor, Esq., Board Attorney
Heather Wilson, Applicant