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TOWNSHIP OF ELK  
PLANNING BOARD



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**DO NOT PUBLISH PUBLIC NOTICE OR MAIL NOTICE TO THE OWNERS OF PROPERTY WITHIN 200 FEET UNTIL YOU HAVE RECEIVED THE DATE ASSIGNED FOR THE PUBLIC HEARING FROM THE BOARD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

Date Filed: 2-21-2024

Application Number: PB-24-06  
Application/Escrow Fees: paid (2)

Date Deemed Incomplete: \_\_\_\_\_  
Date Deemed Complete: \_\_\_\_\_

Date of Public Hearing: 6-19-2024  
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

1. Subject Property

Block(s): 143 Lot(s): 1 Zone Designation: MD Tax Map page: 37

Property Location: 7th & Douglas Street, Elk Township

Dimensions: Frontage 772.6 ft Depth 225 ft Total Area 2.97 acres

2. Applicant's Name: Cherena Cheng

Company Name: \_\_\_\_\_

Address: 1629 April Drive  
Warrior, AL 35180

Phone Number: 856-278-2397 email: chengc80@hotmail.com

Applicant is a:  Corporation  Partnership  Individual

Nature of Applicant's equitable/possessory interest in the land: Owner

3. Property Owner's Name: Cherena and Tony Cheng

Company Name: \_\_\_\_\_

Address: same

Phone Number: same email: same

**\*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: M. Brian Hall, Esq.

Firm: Ward, Shindle & Hall

Address: 196 Grove Ave, Suite A

West Deptford, NJ 08086

Phone Number: 856-853-7771 Fax #: 856-853-0146 Email: bhall@wshlawyers.com

5. Engineer's Name: Joseph Mancini, PE, PP, CFM

Firm: Tristate Engineering and Surveying

Address: 900 Rt 168, Suite 13

Blackwood, NJ 08012

Phone Number: 856-677-8742 Fax #: \_\_\_\_\_ Email: joe@tristatecivil.com

**For Site Plans:**

Commercial  Industrial  Other \_\_\_\_\_

Land to be developed \_\_\_\_\_ acres

Building size: \_\_\_\_\_ # of parking spaces \_\_\_\_\_

Proposed use: \_\_\_\_\_

**For Residential:**

Area of entire tract 2.97 acres

Portion to be subdivided 2.97 acres

# of lots created 4 # of units planned 4

Proposed use: Single Family Residential Homes

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 # \_\_\_\_\_

Is the Site within 200 feet of another municipality?  Yes  No Name: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Vacant Land

Proposed use: 4 Single Family Residential Lots

8. Applicant's Planning Consultant: Same as Engineer - Joseph Mancini, PE, PP, CFM

Address: same  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number: same Fax #: \_\_\_\_\_ Email: same

9. Applicant's Traffic Engineer: N/A

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: None

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: \_\_\_\_\_

12. **Subdivision:** Number of lots created (include remainder): 4

Number of proposed dwellings: 4

**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):

N/A

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13. Said property has dimensions of 616.9ft x 225ft and area of 2.97 acres and is improved with the following structures: none  
(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: the entire area will be utilized by the 4 proposed lots

15. Size of proposed building:  
Square footage of Building footprint: 2,717 sq ft each Total Square footage: \_\_\_\_\_  
Feet wide: \_\_\_\_\_ Height: \_\_\_\_\_  
Stories: \_\_\_\_\_

16. Setbacks of building (corner properties have 2 fronts):  
Front: 40ft Rear: 116.1 - 127.8 ft  
Side: 25-33ft Side: \_\_\_\_\_  
% Building Coverage: 7.5 - 8.9%  
% Impervious Coverage: 11.4 - 13.6%

17. Date property acquired: 10/7/2020  
Prevailing zoning at time of acquisition: MD - Moderate Density Residential  
Current Zoning: MD - Moderate Density Residential

18. 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.

The applicant, Joseph Mancini, PE, PP, CFM, and M. Brian Hall, Esq. attended a concept plan meeting with the Township's representatives on November 28, 2023.

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)?

N/A

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.

N/A

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):

Checklist Items: 29, 30, 31, 49, 68

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):

The applicant proposes to subdivide the existing lot into 4 residential building lots.

24. Is a public water line available?  Y  N

25. Is public sanitary sewer available?  Y  N

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

27. 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.

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

29. Present use of existing building(s) and premises: Vacant Land

30. Total proposed dwelling units: 4

31. Total proposed professional offices: 0

32. Total proposed floor area: 2,717 sq ft each

33. Total proposed parking spaces: 0

34. Are there any off-tract improvements required or proposed? Seventh Avenue to be installed

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

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

	Yes	No	Date Application Submitted
County Planning Board Approval	<u>X</u>	<u>      </u>	<u>      </u>
County Health Department	<u>      </u>	<u>X</u>	<u>      </u>
County Soil Conservation District	<u>X</u>	<u>      </u>	<u>      </u>
Elk Municipal Utilities Authority	<u>      </u>	<u>X</u>	<u>      </u>
NJ Department of Transportation	<u>      </u>	<u>X</u>	<u>      </u>
NJ Department of Environmental Protection	<u>      </u>	<u>X</u>	<u>      </u>
Stream Encroachment Permit	<u>      </u>	<u>X</u>	<u>      </u>
Waterfront Development Permit	<u>      </u>	<u>X</u>	<u>      </u>
Wetlands Permit	<u>      </u>	<u>X</u>	<u>      </u>
LOI (letter of Interpretation)	<u>      </u>	<u>X</u>	<u>      </u>
Other <u>      </u>	<u>      </u>	<u>X</u>	<u>      </u>
Other <u>      </u>	<u>      </u>	<u>X</u>	<u>      </u>

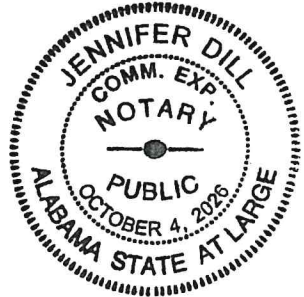
I hereby consent to the filing of this application and consent to allowing Township representatives to perform on site visits. (Both signatures are required.)

Applicant's Signature: Cherena Cheng & Tony G Date: 2.6.24

Owner's Signature: Cherena Cheng Date: 2.6.24

Tony G Date: 2/6/24

Sworn to and Subscribed before me this 10th day of February 20 24.



Jennifer Dill  
Notary Public