



June 14, 2024

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

Attn: Ann Marie Weitzel, Board Secretary

Re: Cherena Cheng
7th & Douglas Street
Block 143 Lot 1
Preliminary & Final Major Subdivision
Review No. 2 - Technical
MD Moderate Density Residential District
Elk Township Application PB-24-01
Bach Associates Proj. No. ETPB2024-4

Dear Chairman Afflerbach and Members of the Board:

We have reviewed the application and supporting documents submitted by Cherena Cheng for Preliminary and Final Major Subdivision for the above referenced site to subdivide existing Lot 1 into four (4) proposed lots.

The applicant does not propose any improvements to any lots as part of this application.

We have received the following materials in support of this application:

1. Land Development Application, dated February 21, 2024.
2. Document entitled "Site Maps and Photographs, 7th Avenue and Douglas Street, Elk Township, Gloucester County, New Jersey", prepared by Tristate Engineering & Surveying, dated January 2024.
3. Environmental Impact Statement prepared by Tristate Engineering and Surveying, dated April 2024.
4. Report entitled "Phase I Environmental Site Assessment Report" prepared by Oak Environmental Consulting and Services, LLC, dated April 26, 2024.
5. Report entitled "Stormwater Management Report" prepared by Tristate Engineering and Surveying, dated January 2024, no revision.
6. Report entitled "Stormwater Management Measures Maintenance Plan & Field Manuals" prepared by Tristate Engineering and Surveying, dated January 2024, no revision.
7. Plan entitled Preliminary and Final Major Subdivision Plan for 7th Avenue and Douglas

Street, Block 143, Lot 1, Elk Township, Gloucester County, New Jersey”, prepared by Tristate Engineering and Surveying, dated 1-19-24, no revision.

8. Plan entitled “Final Plan of Lots, 7th & Douglas Street, Block 143, Lot 1, Elk Township, Gloucester County, New Jersey”, prepared by Tristate Engineering and Surveying, dated 1-19-2024, revised 4-30-24.

COMPLETENESS

The application is incomplete. The following submission checklist items were not provided and were addressed in our review of March 14, 2024 and at the Planning Board Meeting on March 20, 2024. Any underlined checklist items shall be provided by the applicant as part of compliance review.:

- **#15** requires a statement providing an overview of the proposed uses of the land and improvements alterations, or additions. **Waiver granted by the Board at the March 20, 2024 hearing.**
- **#19** requires proposed street names and new block/lot numbers approved by the tax assessor. **Waiver granted for completeness only. The applicant shall provide.**
- **#29** requires an environmental impact statement as per §96-44. **Submitted.**
- **#30** requires a Phase I Environmental Assessment report conforming to current ASTM standards in accordance with §62A. **Submitted.**
- **#31** requires Traffic Impact Study prepared, signed and sealed by a licensed professional engineer in NJ. If a full traffic study is not needed, the Board may request a modified traffic impact statement. **Waiver granted by the Board at the March 20, 2024 hearing.**
- **#32** requires a copy of Requests to Township Committee for any required ordinances related to the proposal (to invoke Title 39, etc.) **Waiver granted for completeness only. The applicant shall provide.**
- **#33** requires Statement and demonstration of compliance with affordable housing requirements as applicable including §70-4. **Waiver granted for completeness only. The applicant shall provide.**

- **#36** requires Copy of any protective covenants, easements and restrictions of record. Include current Tile Policy. **Waiver granted for completeness only. The applicant shall provide.**
- **#37** requires drafts of proposed protective covenants, deed restrictions or casements for review by the Land Use Board and its professional staff. **Waiver granted for completeness only. The applicant shall provide.**
- **#42** requires Structures and wooded areas within 200 feet of property line. **Waiver granted for completeness only. The applicant shall provide.**
- **#43** requires the existing and proposed use of all buildings and structures including bridges, culverts, paving, lighting, signs and grade elevations for each structure. **Waiver granted for completeness only. The applicant shall provide.**
- **#49** requires the location of all existing trees or tree masses, indicating general sizes and species of trees in accordance with Township Ordinances. **Waiver granted by the Board at the March 20, 2024 hearing.**
- **#50** Tree Protection Plan, limits of clearing in accordance with Township Ordinances. **Waiver granted for completeness only. The applicant shall provide.**
- **#51** requires relocation, design and dimensions of open space areas, conservation areas, buffer areas, pedestrian walkways and any recreation areas and facilities proposed by the developer. **Waiver granted for completeness only. The applicant shall provide.**
- **#52** requires a method by which common/public open space or commonly held building or structure is to be owned and maintained. **Waiver granted for completeness only. The applicant shall provide.**
- **#54** requires the identification or all abutting land that is currently assessed as qualified farmland. **Waiver granted for completeness only.**
- **#62** requires Location of fire hydrants and streetlights. **Waiver granted for completeness only. The applicant shall provide.**
- **#68** requires Floor plan and front elevation of all proposed principal buildings and contemplated accessory buildings and structures, and any elevations in public view. **Waiver granted for completeness only. The applicant shall provide.**

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- **#70** requires a lighting plan showing the location, height, light distribution, design and distance from intersections of for all freestanding, building mounted, sign lighting and ground lighting. **Waiver granted for completeness only. The applicant shall provide.**
- **#76** requires a Recreation Facilities Plan and details where applicable in accordance with section 96-55. In accordance with the Township Ordinance, a tot lot is required for the proposed development. **Waiver granted for completeness only. The applicant shall provide testimony.**
- **#78** requires where there is potential future development of adjacent parcels or undeveloped portions of the subject lot, locations of future pedestrian and vehicular connections. **Waiver granted for completeness only. The applicant shall provide.**
- **#79** requires a Municipal Developer Agreement between the developer and the municipality for redevelopment, general development plan or other subdivision or site plan where off tract improvements are contemplated. **Waiver granted for completeness only. The applicant shall provide.**
- **#80** requires barrier free sub code requirements if applicable. **Waiver granted by the Board at the March 20, 2024 hearing.**
- **#84** requires a letter containing a list of all items not installed or completed and to be covered by a performance guarantee, with quantities and cost of each item and the total cost of all items. **Waiver granted for completeness only. The applicant shall provide.**

Site Information

Owner/Applicant: Cherena Cheng
1629 April Drive
Warrior, AL 35180
856-278-2397
Chengc80@hotmail.com

ZONING

The property is within the MD Moderate Density Zoning District which permits agricultural uses, single-family dwellings, public parks and playgrounds, and accessory uses that are customarily incidental and subordinate to the primary use on site.

The following table indicates the bulk standards for the entire lot based on the current MD standards.

Section	Required	Proposed Lot 1.01	Proposed Lot 1.02	Proposed Lot 1.03	Proposed Lot 1.04	Compliance
§96-68D(1) Max Gross Density	1.5 dua	1.35				Complies
§96-68D(2) Min Lot Size	20,000	35,999	30,375	30,375	32,409	Complies
§96-68D(3) Min Front Yard Setback	30	33 / 86.5	40	40	40	Complies
§96-68D(4) Min Rear Yard Setback	35	N/A	127.3	127.3	127.3	Complies
§96-68D.(5) Min Side Yard Setback	10	41.6	25.5	25.5	30.8	Complies
§96-68D.(5) Min Side Yard Setback (aggregate)	25	N/A	71.3	71.3	83.9	Complies
§96-68D.(6)(a) Min Width at Building Line	85	199	135	135	148	Complies
§96-68D.(7) Min Lot Depth	100	155.7	225	225	205.7	Complies
§96-68D.(9)(a) Min Lot Frontage	75	199	135	135	148	Complies

§96-68D.(10) Max Height	35 ft	<35	<35	<35	<35	Complies
§96-68D.(11) Maximum Building Coverage	30%	7.5%	8.9%	8.9%	8.4%	Complies
§96-68D.(12) Max Impervious	35%	11.4%	12.8%	13.6%	12.7%	Complies

VARIANCES

No bulk variances are requested or required for the application as proposed.

MISCELLANEOUS COMMENTS

1. In accordance with section 96-55, a tot lot is required for the proposed development. Waiver required. The applicant shall provide testimony.
2. A copy of any protective covenants or deed restrictions applying to the land to be subdivided shall be provided and shall be noted on the plans accordingly.
3. The owner and applicant shall be listed on the Cover Sheet.
4. The certified list of owners within 200' of the property shall be shown on the Cover Sheet.
5. The proposed septic systems and wells shall be shown on all proposed lots. Any existing wells or septic systems on adjacent lots shall be shown on the plans to ensure that minimum required distances are met.
6. The width of the proposed driveways shall be indicated on the plans.
7. Overall length and width dimensions shall be provided on each proposed raingardens.
8. The applicant shall obtain new addresses for the proposed lots from the Gloucester County 911 coordinator and provide a copy.

9. The plans shall show any required easements for communications, electric, and gas.
10. The required average front yard setback of 62' shall be shown in the zoning table and shall confirm compliance.
11. The applicant shall provide testimony or otherwise confirmation that they will comply with any and all applicable requirements regarding affordable housing.

STREETS/ROADWAYS

1. A sight triangle shall be shown at the intersection of Seventh Avenue and Douglas Avenue and the intersection of Seventh Avenue and Reed Street. If required, a sight triangle easement shall be shown on proposed Lot 1.01 and/or proposed Lot 1.04.
2. A street sign shall be installed at the intersection of Douglas Avenue and the proposed improvements to Seventh Avenue. Details shall be shown on the plan.
3. The stone turnaround in Seventh Avenue must be paved with bituminous paving. No stone is permitted within a public right of way.
4. The plans propose a proposed right of way of 50' and a proposed cartway of 22' wide. RSIS determines a 'rural street' to be a minimum right of way of 40' and a minimum cartway of 20'. Therefore, the proposed roadway improvements on the existing unimproved Seventh Avenue Right of Way connecting to Douglas Avenue can be considered a 'Rural Street' per Residential Site Improvement Standards.
5. The plans do not propose curb or sidewalk on either side of the proposed roadway. Per RSIS, a 'rural street' does not require curb or sidewalk and the streets in the immediate area do not provide curb or sidewalk and are also consistent with rural streets.
6. It shall be noted that as designed no shoulder will be available for on-street parking as roadside swales are proposed directly adjacent to the paved roadway. The applicant shall provide a parking calculation on the plans indicating the number of bedrooms of each proposed dwelling and the proposed available parking for the site.
7. Our office recommends that "No Parking" signs be provided at the proposed turn around at the end of Seventh Avenue. Sign details shall be provided.

GRADING & STORMWATER

1. Although curb and sidewalk are not required for a rural street, a 'graded area' is required on each side of the proposed roadway in accordance with RSIS. The grading on each side of the proposed roadway shall be revised to provide a 'graded area' and 'shall be planted with grass or treated with other suitable ground cover, and the width and cross slope shall correspond to that of sidewalks' per RSIS.
2. Pre and post-developed calculations utilizing projected rainfall intensities must be provided within the Stormwater Management Report, pursuant to N.J.A.C. 7:8-5.7.
3. The routing calculations for Analysis point #2 under pre-developed conditions indicate a bottom of pond elevation of 38.00, whereas the plans indicate 138.00. The calculations must be revised.
4. Soil boring and infiltration testing information must be provided for infiltration areas #5 and #6.
5. Spot elevations must be provided on the driveways above the 12" HDPE pipes, to ensure sufficient pipe cover. The use of ductile iron pipe in lieu of HDPE is recommended for all pipes beneath driveway aprons.
6. All raingarden and infiltration BMP's must be deed restricted to prevent alteration or removal.
7. Responsibility for maintenance of the BMP's shall not be assigned to the owner of an individual property. A Homeowners Association must have responsibility and the Maintenance Plan shall be recorded upon the deed of record for each property (ref. NJAC 7:8-5.8).
8. The party responsible for maintenance of infiltration areas #5 and #6 must be noted on the plans.
9. A rip rap pad is recommended on the downstream side of each 12" pipe.
10. Groundwater mounding analysis must be performed for the maximum volume retained within each rain garden. The duration of infiltration must be calculated in accordance with Chapter 13, NJ BMP Manual, page 4.
11. Stormwater swales are indicated between properties. Drainage easements must be provided.

12. Emergency overflow locations for each rain garden should be indicated on the plan.
13. There is no longer a minimum or default value that may be used for the time of concentration. Time of calculation must be calculated.
14. Prior to building permits being issued by the Township, individual lot grading plans shall be provided for each proposed lot for review and approval by our office.

LANDSCAPE & LIGHTING

1. Per §96-50.d, Street trees shall be spaced a minimum of 40 feet on center. Our office recommends additional street trees be proposed.
2. Per §96-62.V, Streetlights shall be installed at least at all street intersections. Our office recommends the installation of a streetlight at the southwesterly end of Seventh Avenue. Details shall be provided.

FINAL PLAN OF LOTS

1. Proposed corner markers shall be shown for each proposed lot.
2. Legal Descriptions of the proposed lots and any easements located on the proposed lots shall be provided.
3. The applicant's Land Surveyor is responsible for ensuring that all lots, dedications and easements have proper closure and shall submit lot closure reports to our office for review.
4. Coordinates shall be provided for three (3) corners around the outbound of the proposed lots.
5. A certification that the new lot numbers have been assigned by the tax assessor must be provided.
6. A point of beginning corresponding to the proposed legal descriptions shall be provided on the plan for each proposed lot and all easements shown on the plan.
7. The building setback lines of each proposed lot shall be shown on the plan.
8. The proposed stormwater easement for proposed Lot 1.01 shall be labeled on the plan.

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OUTSIDE AGENCY APPROVALS:

This plan set may be subject to the review and approval of the following outside agencies. Evidence of these approvals must be submitted to the Joint Land Use Board and this office prior to the final signature of plans:

1. Gloucester County Planning Board
2. Gloucester County Soil Conservation District
3. Elk Township Fire Official
4. Gloucester County Health Department
5. Any other as may be necessary

When revised documents are resubmitted, they are to be accompanied with a point-by-point response. We reserve the right to make additional comments pending the receipt of revised documentation.

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: Brian R. Clancy, Esq, Board Solicitor
Cherena Cheng, Applicant/Owner
M. Brian Hall, Esq., Applicant's Attorney
Joseph Mancini, PE, PP, CFM

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