



**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DO NOT PUBLISH PUBLIC NOTICE OR MAIL NOTICE TO THE OWNERS OF PROPERTY WITHIN 200 FEET UNTIL YOU HAVE RECEIVED THE DATE ASSIGNED FOR THE PUBLIC HEARING FROM THE BOARD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: 5-7-2024 Application Number: SD-24-02
 Application/Escrow Fees: paid (9)
 Date Deemed Incomplete: _____ Date of Public Hearing: 7-10-2024
 Date Deemed Complete: _____ Resolution Number: _____

Check all applicable:

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

Subject Property

Block(s): 36 Lot(s): 9 Zone Designation: RE Tax Map page: 18
 Property Location: Railroad Avenue
 Dimensions: Frontage 533.55' Depth 391.12' Total Area 204,838 SF
 Applicant's Name: Stephen Considine
 Company Name: _____
 Address: 111 Railroad Avenue
Elk NJ 08003 06343
 Phone Number: 609-381-9116 email: [REDACTED]
 Applicant is a: Corporation Partnership Individual
 Nature of Applicant's equitable/possessory interest in the land: _____

3. Property Owner's Name: Stephen Considine, Nancy Considine

Company Name: _____

Address: 111 Railroad Avenue

Elk NJ 08062 08343

Phone Number: 609-381-9116

email: considine@apl.com

*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: N/A

Firm: _____

Address: _____

Phone Number: _____ Fax #: _____ Email: _____

Engineer's Name: Ewing Associates Land surveyors and Engineers

Firm: _____

Address: 900B North Debsa Drive

Clayton NJ 08312

Phone Number: 856-881-4931 Fax #: _____ Email: info@ewingassoc.com

Site Plans:

Commercial Industrial Other _____

Land to be developed _____ acres

Building size: _____ # of parking spaces _____

Proposed use: _____

Residential:

Area of entire tract _____ acres

Area to be subdivided _____

Lots created _____ # of units planned _____

Proposed use: _____

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: Single Family Dwelling

Proposed use: Single Family Dwelling

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: _____

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: _____

Subdivision: Number of lots created (include remainder): 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: No new construction

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 533.55 x 391.12 and area of 204,838 SF and is improved with the following structures: Single Family Dwelling (existing)
(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: _____

5. Size of proposed building:
Square footage of Building footprint: _____ Total Square footage: _____
Feet wide: _____ Height: _____
Stories: _____

5. Setbacks of building (corner properties have 2 fronts):
Front: _____ Rear: _____
Side: _____ Side: _____
% Building Coverage: _____
% Impervious Coverage: _____

Date property acquired: _____
Prevailing zoning at time of acquisition: _____
Current Zoning: _____

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.

1. 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.

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

3. 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):

Subdividing lot 9 into 2 lots. New proposed lot 9.02 and remainder lot proposed lot 9. Do new proposed use or new construction at this time.

Is a public water line available? Y N

Is public sanitary sewer available? Y N

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

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.

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

Present use of existing building(s) and premises: S.F.D.

Total proposed dwelling units: _____

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	_____	_____	_____
County Health Department	_____	_____	_____
County Soil Conservation District	_____	_____	_____
Elk Municipal Utilities Authority	_____	_____	_____
NJ Department of Transportation	_____	_____	_____
NJ Department of Environmental Protection	_____	_____	_____
Stream Encroachment Permit	_____	_____	_____
Waterfront Development Permit	_____	_____	_____
Wetlands Permit	_____	_____	_____
LOI (letter of Interpretation)	_____	_____	_____
ther _____	_____	_____	_____
her _____	_____	_____	_____

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: *Alex Pelt*

Date: 2/29/24

Owner's Signature: *Alex Pelt*

Date: 2/29/24

Date: _____

born to and Subscribed
before me this 29 day
Feb 2024

Eileen B. Russo
Notary Public

EILEEN B. RUSSO
NOTARY PUBLIC STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 16, 2027

VARIANCES:

1. NO VARIANCES ARE REQUESTED AT THIS TIME.

WAIVERS:

1. WAIVER REQUEST ON PART 33 ON THE LAND DEVELOPMENT CHECKLIST, (AS ALL FOLLOWING WAIVERS ARE FROM), FOR THE REASON OF NO NEW CONSTRUCTION IS PLANNED FOR THIS SUBDIVISION
2. WAIVER REQUEST FOR PART 49 FOR THE SIZES OF THE TREES SINCE NO CLEARING PLANS ARE BEING PUT FORWARD FOR THIS SUBDIVISION.
3. WAIVER REQUEST FOR PART 50 FOR THE REASON OF NO CLEARING IS PLANNED FOR THIS SUBDIVISION
4. WAIVER REQUEST FOR PARTS 55, 57, 58, 59 AND 67 FOR THE REASON OF NO NEW CONSTRUCTION IS PLANNED FOR THIS SUBDIVISION.

6/7/24, 6:31 PM

111 Railroad Ave - Google Maps

Google Maps 111 Railroad Ave

Elk, New Jersey

Google Street View

Sep 2021 See more dates

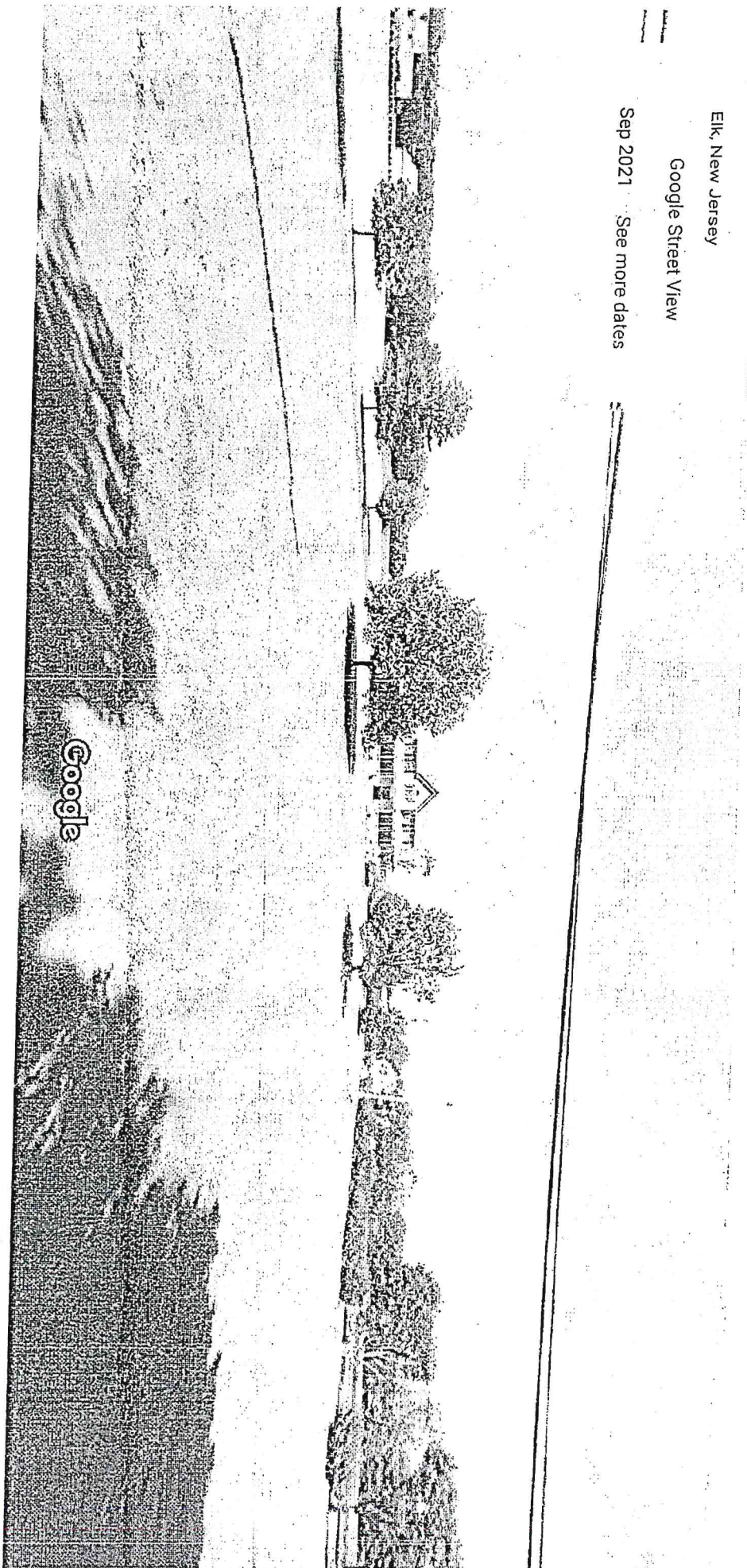


Image capture: Sep 2021 © 2024 Google

ESCROW AGREEMENT

This Agreement is made this 6 day of May, 2024.

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:

STEPHEN & NANCY CONSIDINE
111 Railroad Ave
Morrisville NC 27553

Telephone Number: (704) 331-9114 email: CONSIDINECPA@AOL.COM
Fax number: _____

NAME AND ADDRESS OF PROPERTY OWNER:

(SAME)

Telephone Number: _____ email: _____

Block 36, Lot 9

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:


 (Signature of Applicant/ Developer)

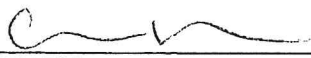
SWORN AND SUBSCRIBED BEFORE ME THIS
29 DAY OF Feb 2024.


 (NOTARY)
EILEEN B. RUSSO
 NOTARY PUBLIC STATE OF NEW JERSEY
 MY COMMISSION EXPIRES MAY 16, 2027

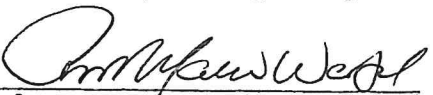
PROPERTY OWNER:


 (Signature of Property owner)

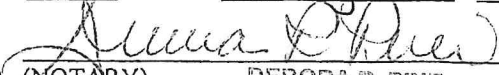
SWORN AND SUBSCRIBED BEFORE ME THIS
29 DAY OF Feb 2024.


 (NOTARY)
EILEEN B. RUSSO
 NOTARY PUBLIC STATE OF NEW JERSEY
 MY COMMISSION EXPIRES MAY 16, 2027

Elk Township Planning/Zoning Board:


 Ann Marie Weitzel, Secretary

SWORN AND SUBSCRIBED BEFORE ME THIS
6 DAY OF May 2024.



 (NOTARY)
DEBORA R. PINE
 Commission #2252413
 NOTARY PUBLIC of NEW JERSEY
 Gloucester County
 Comm. Expires May 19, 2025

Notary Required

AFFIDAVIT OF APPLICANT

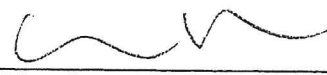
STATE OF NJ)
COUNTY OF CAMDEN)^{SS.}

Stephen Considine, 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.


(Signature of Applicant)

Sworn and subscribed before me this 29 day
of Feb, 2024.

Stephen Considine
(Print name of Applicant)


(Notary)

EILEEN B. RUSSO
NOTARY PUBLIC STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 16, 2027

AFFIDAVIT OF OWNERSHIP


STATE OF NJ)
COUNTY OF CAMDEN)^{SS.}

Stephen Considine, of full age, being duly sworn according to law, on oath deposes and says, that deponent resides at 111 Railroad Ave 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) 36 Lot(s) 9 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.


(Signature of Property Owner)

Stephen Considine
(Printed Name of Owner)

Sworn and subscribed before me this 29 day
of Feb, 2024.


(Notary)

EILEEN B. RUSSO
NOTARY PUBLIC STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 16, 2027

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 X

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?

YES _____
NO X

C. Is this application for approval of a site or sites to be used for commercial purposes?

YES _____
NO X

IF ANY OF THE ABOVE ANSWERS WERE YES PROCEED TO "D".

D. Is the applicant a corporation or partnership?

YES _____
NO X

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.)



ELK TOWNSHIP
Tax Collector's Office

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

Date: 5/3/24

To Whom It May Concern:

This is to confirm that the Real Estate Taxes on Block(s) 36, Lot(s) 9 in the Township of Elk, County of Gloucester, assessed to Stephen & Nancy Cassidine located on 111 Railroad Ave, are current as of the above date.

Next quarter due: August 2024

Respectfully Submitted,

Susan E. DeFrancesco, CTC

N/A

AUTHORIZATION FOR CONTRACT PURCHASER

(If contract purchaser is making this application, the following authorization must be executed)

To the Board of Adjustment:

_____ is hereby authorized to make the within application.

(Owner's signature)

Dated: _____

(Note: Contract purchaser must produce a signed copy of the contract for the Board of Adjustment at the hearing)

SUBDIVISION APPLICATION
Gloucester County Planning Board
1200 N. Delsea Drive Clayton, NJ 08312
(856) 307-6650 Fax (856) 307-6680

All information on this application & the submission checklist must be completed & the proper fees enclosed in order to start county review. Failure to comply with submission requirements will classify this application as **"Incomplete"**.

Municipality: _____ Code No. _____ (County Use Only)

Amended Application
Revised Approval

New Application _____ Preliminary _____ Final _____ Sketch _____ Signatures _____

1. Applicant's Name: Stephen Considine
Applicant's Mailing Address: 111 Railroad Avenue Elk NJ 08062

Contact Person: Stephen Considine Phone # _____
Phone # 609-381-9116

2. Owner's Name: _____
Address: _____
Phone # _____

3. Attorney's Name: _____
Address: _____
Phone # _____

4. Engineer's Name: Ewing Associates
Address: 900 North Delsea Drive Clayton NJ 08312
Phone # 856-881-4931

5. Location of Subdivision:
Street: Railroad Avenue
Tax Map Plate: 18 Block: 36 Lot: 9

6. Does the Subdivision front on a County Road? (check one) Yes Co. Rte. #: _____ No

7. Plat Information:
Area of Entire Tract: 4.70 Acres Portion Being Subdivided: 2.36 Number of Lots Created: 2
Proposed Use: Residential: Commercial: _____ Industrial: _____

8. Classified by Municipal Planning Board as: Minor Subdivision: _____ Major Subdivision: _____

9. Fee Schedule: (Please check appropriate category)
____ Sketch Review: \$50
____ Fee Waived (For Governmental Units & Non-Profit Organizations, include proof of non-profit status if applicable);
 Minor Subdivision, as Classified by Municipality; NOT FRONTING a County Road: \$100
____ Minor Subdivision, as Classified by Municipality; FRONTING a County Road: \$200

Major Subdivision Preliminary Review: (Submit Preliminary Checklist-see Land Development Resolution)
____ Major Subdivision, NOT FRONTING a County Road: \$150 plus \$10 per lot
____ Major Subdivision, FRONTING a County Road: \$300 plus \$10 per lot
____ Major Subdivision, Final Review: \$100 (Submit Final Checklist-see Land Development Resolution)

Amount Enclosed \$ _____ Please make check payable to: "Gloucester County"
Check No.: _____ Amount: \$ _____ (County Use Only)

I hereby consent to the filing of this application.

Applicant's Signature _____ Date _____

Owner's Signature _____ Date _____

All items on this Submission Checklist must be completed to start the review process. Failure to comply with submission requirements will classify this application as "Incomplete".

- Completed Subdivision Application Form & Submission Checklist
- Application Fees
- ~~AAA~~ Two (2) copies of Drainage Calculations & Traffic Study (Signed with Raised Seal) if applicable
- Two (2) copies of Survey (no more than 12 months old) (Signed with Raised Seal)
- One (1) Completed Certification of Ownership Form
- One (1) Completed NJPDES Stormwater Checklist
- One (1) Copy of Recorded Property Deed
- Proof of submission to outside agencies retaining jurisdiction; e.g., Pinelands Commission, NJDOT, NJDEP.
- Five (5) copies of Plans (Signed with Raised Seal) required by the County showing the following County requirements:
 - Title block
 - Key map showing the entire subdivision and its relation to surrounding areas
 - Location and metes and bounds description of that portion which is to be subdivided in relation to the entire tract
 - All existing structures within the portion to be subdivided
 - Tax map sheet, block and lot numbers
 - ~~WR~~ Contours at 2' intervals or spot elevations where necessary to determine the general slope and natural drainage of the land, especially in relation to any County road adjacent to or within said Subdivision
 - Location of existing and proposed access (es) onto the newly created lot (s)
 - Clear sight distance available for accesses, as per County standards
 - All existing and proposed streets, roads and Easements within or adjoining the proposed Subdivision with right-of-way widths clearly indicated
 - All proposed lot lines and/or lot lines to be eliminated by the proposed Subdivision must be identified
 - A general description of proposed drainage facilities showing location, size and direction of flow of all streams, brooks, lakes and water courses, drainage structures and drainage ditches in the area to be subdivided
 - North arrow
 - Location and width of all existing and proposed Utility Easements in the area to be subdivided
 - Scale of the plat
 - Acreage of the entire tract and the area being subdivided
 - Number of new lots created
 - Name and address of owner and/or subdivider
 - Name, signature and license number, seal and address and telephone number of Engineer, Architect, Planner, Landscape Architect or Land Surveyor
 - Property owners and lot lines within 200' and in correct location to subject parcel

Where work is to be done in the County right-of-way, a detailed plan at a scale of not less than one (1) inch equals thirty (30) feet showing the layout of any intersection including driveways with a county road. This plan shall show the following:

- € () Road profiles showing existing elevations along the centerline of the County road, that shall conform to County stationing, every twenty five (25) feet, extending one-hundred (100) feet beyond the property line or the end of road improvements, whichever is greater. Pipe sizes, slope, type, inverts and grate or rim elevations of drainage and sanitary sewage facilities shall also be shown.
- € () Proposed gutterline elevations and top of curb grades shall be determined by the applicant's engineer, and supplied to the County Engineer's office for review and approval.
- € () Full cross-sections every fifty (50) feet and at critical points along the County road, that shall conform to County stationing, shall be provided, and shall be drawn at a scale of one (1) inch equals five (5) feet horizontal and vertical. These cross-sections shall give the elevations for the existing centerline and edge of road, the proposed gutterline and top of curb grades, and the cross-slope of any widened section of pavement along the County road. These sections shall be extended to the proposed right-of-way line to show any regarding (cut or fill) required within the shoulder area.
- € () Pavement markings, signs, and traffic control islands.
- € () Existing and proposed signs, lighting standards, utility poles, and trees of eight (8) inches in diameter or larger and thirty (30) inches or higher within the County right-of-way, except in heavily wooded areas.

() When a Traffic Impact Study is to be submitted, it must address the requirements set forth in the County Specification Manual.

Note: UPON COUNTY REVIEW OF PLANS, ADDITIONAL INFORMATION MAY BE REQUIRED

E WING ASSOCIATES

Land Surveyors

P. O. Box 145 * Clayton, N.J. 08312

Phone: (856) 881-4931 / Fax: (856) 881-2476

BOUNDARY DESCRIPTION

EA File No. 023-674

June 25, 2024

ALL that certain tract of lands situated in the Township of Elk, County of Gloucester, and State of New Jersey, bounded and described as follows:

BEGINNING at a point in the Northwesterly right of way line of Railroad Avenue (33.00 feet wide), said point being North 27 degrees 47 minutes 25 seconds East a distance of 463.05 feet from the intersection of the Northwesterly right of way line of Railroad Avenue with the Southwesterly right of way line of Elk Road (49.50 feet wide), also known as County Route 538, formerly Franklinville-Swedesboro Road, and running; thence

- 1) North 62 degrees 12 minutes 35 seconds West a distance of 389.97 feet to a point; thence
- 2) North 27 degrees 32 minutes 25 seconds East a distance of 259.72 feet to a point; thence
- 3) South 62 degrees 46 minutes 17 seconds East a distance of 391.12 feet to a point; thence
- 4) South 27 degrees 47 minutes 25 seconds West a distance of 263.55 feet to the point and place of BEGINNING.

CONTAINING an area of 102,179 square feet (2.36+/- acres).

BEING KNOWN as Lot 9 in Block 36 on the Township of Elk Tax Maps.

ERIK F. VALENTIN
LAND SURVEYOR



N.J. LICENSE NO. 43394

rdinate File:

sure Results

rting Point 601: N 327.849 E 1523.010 Z 0.000 P
 sing Reference Point 605: N 327.851 E 1523.009 Z 0.000 P
 ing Point 605: N 327.851 E 1523.009 Z -0.000 P
 uth Of Error: 68°57'13"
 th Error : 0.00001
 t Error : 0.00003
 tical Error : -0.00000
 Dist Error : 0.00004
 Dist Error : 0.00004
 verse Lines : 4
 eShots : 0
 re Points : 1
 iz Dist Traversed: 1304.360
 pe Dist Traversed: 1304.360
 sure Precision: 1 in 35905147.9

rting Point 601: N 327.849 E 1523.010 Z 0.000 P

nt	Horizontal Angle	Vertical Angle	Slope Dist	Northing Description	Easting	Elevation
	N62.1235W	0.0000	389.970	509.667	1178.019	-0.000
	N27.3225E	0.0000	259.720	739.957	1298.106	-0.000
	S62.4617E	0.0000	391.120	561.004	1645.886	-0.000
	S27.4725W	0.0000	263.550	327.851	1523.009	-0.000

E WING
ASSOCIATES

Land Surveyors

P. O. Box 145 * Clayton, N.J. 08312

Phone: (856) 881-4931 / Fax: (856) 881-2476

BOUNDARY DESCRIPTION

EA File No. 023-674

June 25, 2024

ALL that certain tract of lands situated in the Township of Elk, County of Gloucester, and State of New Jersey, bounded and described as follows:

BEGINNING at a point in the Northwesterly right of way line of Railroad Avenue (33.00 feet wide), said point being North 27 degrees 47 minutes 25 seconds East a distance of 193.05 feet from the intersection of the Northwesterly right of way line of Railroad Avenue with the Southwesterly right of way line of Elk Road (49.50 feet wide), also known as County Route 538, formerly Franklinville-Swedesboro Road, and running; thence


- 1) North 62 degrees 45 minutes 00 seconds West a distance of 183.34 feet to a point; thence
- 2) North 27 degrees 50 minutes 00 seconds East a distance of 15.50 feet to a point; thence
- 3) North 62 degrees 45 minutes 00 seconds West a distance of 205.53 feet to a point; thence
- 4) North 27 degrees 32 minutes 25 seconds East a distance of 258.17 feet to a point; thence
- 5) South 62 degrees 12 minutes 35 seconds East a distance of 389.97 feet to a point; thence
- 6) South 27 degrees 47 minutes 25 seconds West a distance of 270.00 feet to the point and place of BEGINNING.

CONTAINING an area of 102,660 square feet (2.36+/- acres).

BEING KNOWN as Lot 9.02 in Block 36 on the Township of Elk Tax Maps.

ERIK F. VALENTIN

LAND SURVEYOR



N.J. LICENSE NO. 43394

Coordinate File:

Measure Results

Starting Point 606: N -127.546 E 1341.494 Z 0.000 p
 Missing Reference Point 612: N -127.546 E 1341.497 Z 0.000 p
 Ending Point 612: N -127.546 E 1341.497 Z -0.000 p
 Azimuth Of Error: 94°05'58"
 North Error : -0.00000
 East Error : 0.00005
 Vertical Error : -0.00000
 Dist Error : 0.00005
 Dist Error : 0.00005
 Traverse Lines : 6
 Red Shots : 0
 Core Points : 1
 Horiz Dist Traversed: 1322.510
 Slope Dist Traversed: 1322.510
 Measure Precision: 1 in 26224373.2

Starting Point 606: N -127.546 E 1341.494 Z 0.000 p

Point	Horizontal Angle	Vertical Angle	Slope Dist	Northing Description	Easting	Elevation
7	N62.4500W	0.0000	183.340	-43.599	1178.502	-0.000
8	N27.5000E	0.0000	15.500	-29.892	1185.739	-0.000
9	N62.4500W	0.0000	205.530	64.214	1003.019	-0.000
0	N27.3225E	0.0000	258.170	293.130	1122.390	-0.000
1	S62.1235E	0.0000	389.970	111.312	1467.381	-0.000
2	S27.4725W	0.0000	270.000	-127.546	1341.497	-0.000