



May 10, 2024

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

Attn: Ann Marie Weitzel, Board Secretary

Re: Preliminary and Final Major Site Plan with Use Variance
Review #1 - Completeness
Copart of Connecticut, Inc.
Block 66, Lot 1.04
Jacob Harris Lane
M-1 Manufacturing District
Elk Township Application ZB-24-02
Bach Associates Proj. # ET2024-5

Dear Chairman Afflerbach and Members of the Board:

We have reviewed the application and supporting documents submitted by Copart of Connecticut, Inc. for a Preliminary and Final Major Site Plan and a "D(1)" use variance to permit the expansion of a salvage yard in a zone where it is not permitted. The parcel is 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) within the M1 Light Manufacturing zoning district. The lot is approximately 4.4 acres, wooded, and currently contains a drainage easement line. The parcel is bifurcated by the municipal boundary between the Borough of Glassboro and the Township of Elk. The property is surrounded by other properties also in the M1 zoning district. The adjacent uses are predominantly comprised of light industrial and vacant woodland.

Per Resolution 2020-10, the applicant was granted a use variance to expand their salvage yard for Lots 1.02 and 1.03, conditioned on the consolidation of these lots with Lot 1.01. The lots were consolidated by deed May 27, 2021, resulting in existing Lot 1.01. The applicant was then granted preliminary site plan approval with bulk variance for Block 66 Lot 1.01 per resolution 2021-16, and granted final site plan approval per resolution 2022-12.

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

1. Notice of Appeal (Use Variance Application) to the Zoning Board of Adjustment and supporting documents, dated March 12, 2024.
2. Elk Township Land Development Application dated April 29, 2024.
3. List of waivers requested.
4. Escrow agreement, Affidavit of Applicant and Ownership, proof of taxes paid, Disclosure statement, and request for 200 ft list.

5. Site Photographs.
6. Land Development Checklist.
7. Web Soil Survey map.
8. Application for New Jersey Freshwater Wetlands Protection Act Letter of Interpretation, dated January 9, 2024.
9. Stormwater Management Report prepared by Marathon Engineering & Environmental Services, Inc., dated February 23, 2024.
10. Survey entitled "Topographic Survey, Copart of Connecticut, Inc., 14185 Dallas Parkway #300, Dallas, Texas 75254", prepared by , Marathon Engineering & Environmental Services, Inc., dated 12/08/23, no revision.
11. Plan entitled "Copart – Elk Township, Sheet 32, Block 66, Lot 1.04, Township of Elk, Gloucester County, New Jersey, Preliminary and Final Major Site Plans", prepared by Marathon Engineering & Environmental Services:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1 of 11	Cover Sheet	2-23-24 / None
2 of 11	Information Sheet	2-23-24 / None
3 of 11	Existing Conditions Plan	2-23-24 / None
4 of 11	Demolition Plan	2-23-24 / None
5 of 11	Proposed Site Plan	2-23-24 / None
6 of 11	Grading and Utility Plan	2-23-24 / None
7 of 11	Landscape Plan	2-23-24 / None
8 of 11	Site Detail Sheet	2-23-24 / None
9 of 11	Soil Erosion & Sediment Control Plan	2-23-24 / None
10 of 11	Soil Erosion & Sediment Control Narrative Sheet	2-23-24 / None
11 of 11	Soil Erosion & Sediment Control Detail Sheet	2-23-24 / None

Completeness Review

The application is for a use variance and site plan. **The application is incomplete as outlined below.**

The applicant has requested waivers from the following Land Development Checklist items:

- **#8** requires copies of applications and approvals of outside agencies. **Waiver recommended for this item for completeness only.**
- **#29** requires an environmental impact statement as per §96-44. ***Our office has no objection to a waiver being granted for this item.***
- **#30** requires a Phase I Environmental Assessment report conforming to current ASTM standards in accordance with §62A. ***Our office has no objection to a waiver being granted for this item.***
- **#31** requires a 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. ***Our office has no objection to a waiver being granted for this item.***
- **#45** requires the calculation of required number of parking spaces and total number of parking spaces provided. ***Our office has no objection to a waiver being granted for this item.***
- **#47** requires a landscape plan in accordance with section 96-31 C(20) and 96-32B(7) and buffering plan in accordance with section 96-47 showing what vegetation will remain and what will be planted (common and botanical name), indicating names of plants and trees and dimensions, approximate time of planting, method of planting, and corner sight distance triangles in accordance with 96-50. ***The applicant has requested a waiver from this item. However, a landscape plan was provided. No waiver required.***
- **#49** requires the location of all existing trees or tree masses, indicating general sizes and species of trees in accordance with Township Ordinances. ***Our office has no objection to a waiver being granted for this item.***
- **#50** requires a Tree Protection Plan, limits of clearing in accordance with Township Ordinances. **Waiver recommended for this item for completeness only.**
- **#65** requires preliminary plans and profiles of proposed utility layouts and connections to existing or proposed utility systems and water and sewer facilities. ***Our office has no objection to a waiver being granted for this item.***
- **#75** requires utilities, preliminary plans and profiles of proposed scale of not more than one (1) inch equals fifty (50) feet horizontally and one (1) inch equals five (5) feet vertically showing connections to existing and proposed utility systems. ***Our office has no objection to a waiver being granted for this item.***

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The applicant did not request waivers from the following Land Development Checklist items but has not provided:

- **#41** requires Location of existing wells and septic systems and distances between them, and on adjacent properties where required by the Board. ***Our office has no objection to a waiver being granted for this item.***
- **#77** requires the size, type, copy and location of all proposed signs. ***The applicant has not indicated that there are any proposed signs; therefore our office has no objection to a waiver being granted for this item.***

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.

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 Clancy, Esq, Board Solicitor
Copart of Connecticut, Inc., Applicant
Bob Woodson, Owner
Jennifer Johnson, Esq., Applicant's Attorney
David J. Fleming, PE, Applicant's Engineer

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