



ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF ELK

NOTICE OF APPEAL
(BULK VARIANCE APPLICATION FORM)

RECEIVED

MAR 08 2024

TOWNSHIP OF ELK
PLANNING BOARD

APPEAL NO.: ZB-24-02

DATE: 3-8-2024

Appeal is hereby made by the undersigned (check applicable item or items):

For a variance or special exception from the terms of the Zoning Ordinance of the Township of Elk

From the action or decision of the Zoning Administrative Officer

Appellant: William and/or Elrene Dabney

Address: 517 Empire Way East
Glassboro, NJ 08028

Appellant's Signature: Elrene A Dabney

Phone Number: (215) 500-2115 email: elrenedabney@gmail.com

Interest of appellant, if not the owner (agent, lessee, etc.): _____

Property Owner's Name: William and/or Elrene Dabney

Address: 517 Empire Way East
Glassboro, NJ 08028

Property Owner's Signature: Elrene A Dabney

Property Owner's Signature: William
Phone Number: (215) 500-2115 email: elrenedabney@gmail.com

Property titled owners of the property must sign the application evidencing their consent to the application. Please attach a separate sheet for signatures, if necessary, and provide a copy of the current deed of ownership.

Applicant's Name: _____
Address: N/A

Phone Number: _____ Fax: _____ email: _____

Application relates to (check applicable item or items):

- Use
- Existing Building
- Lot Area
- Proposed Building
- Yards
- Other Pool Variance
- Height

Brief description of real estate affected:

Block 29.08 Lot 2 Lot size _____ Street Address 517 Empire Way East

Present use: Backyard

Proposed use: pool and fence

Present zoning classification: _____

Present improvements upon land: _____

If this is an appeal from action of the Zoning Administrative Officer, complete the following:

Date of determination made: _____

Your statement of alleged error: _____

Specify which Township Ordinance section(s) relief is requested: ELK CODE 96.168.12 ; B.1

What are the EXCEPTIONAL conditions of property preventing the applicant from complying with the Zoning Ordinance(s)? pool size 16x32 :

Action desired by appellant: variance request

Reasons appellant believes Board should approve desired action: Due to size and situation of backyard, requesting variance in order to ensure reasonable accomodation of pool.

as there been a previous appeal, request, or application to this or any other Township Boards or the Construction official involving these premises?: Yes No

“yes,” state the nature, date and the disposition of said matter and attach copies of all prior resolutions of this or any her Land Development Board.





ESCROW AGREEMENT

This Agreement is made this 7th day of March, 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:

William and/or Elrene Dabney
517 Empire Way East
Glassboro, NJ 08028

Telephone Number: (215) 500-2115 email: elrene.dabney@gmail.com
Fax number: _____

NAME AND ADDRESS OF PROPERTY OWNER:

William and/or Elrene Dabney
517 Empire Way East
Glassboro, NJ 08028

Telephone Number: (215) 500 2115 email: elrene.dabney@gmail.com

Block 29.08, Lot 2

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:

Shrene A. Datta
(Signature of Applicant/ Developer)

SWORN AND SUBSCRIBED BEFORE ME THIS
7 DAY OF March 20 24.
Ann Marie Weitzel
 (NOTARY) ANN MARIE WEITZEL
 Commission #50162680
 NOTARY PUBLIC of NEW JERSEY
 Gloucester County

PROPERTY OWNER:

Shrene A. Datta
(Signature of Property owner)

SWORN AND SUBSCRIBED BEFORE ME THIS
7 DAY OF March 20 24.
Ann Marie Weitzel
 (NOTARY) ANN MARIE WEITZEL
 Commission #50162680
 NOTARY PUBLIC of NEW JERSEY
 Gloucester County
 Comm. Expires June 14, 2026

Elk Township Planning/Zoning Board:

Ann Marie Weitzel
Ann Marie Weitzel

SWORN AND SUBSCRIBED BEFORE ME THIS
11th DAY OF March 20 24.
Debra R. Pine
 (NOTARY) DEBORA R. PINE
 Commission #2252413
 NOTARY PUBLIC of NEW JERSEY
 Gloucester County

Notary Required

AFFIDAVIT OF APPLICANT

STATE New Jersey } OF
COUNTY of Gloucester } ^{SS.} OF

EURENE A. DABNEY 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.

Eurene A. Dabney
(Signature of Applicant)

Sworn and subscribed before me this 7th day

of March, 20 24.

Eurene A. Dabney
(Print name of Applicant)

ANN MARIE WEITZEL
Commission #50162680
NOTARY PUBLIC of NEW JERSEY
Gloucester County
Comm. Expires June 14, 2026

Ann Marie Weitzel
(Notary)

AFFIDAVIT OF OWNERSHIP

STATE New Jersey } OF
COUNTY of Gloucester } ^{SS.} COUNTY OF

EURENE A. DABNEY of full age, being duly sworn according to law, on oath deposes and says, that deponent resides in the County of Gloucester

and New Jersey State of • and that I am the owner of all that certain lot, piece of parcel of land shown as Block (s) _____ Lot(s) _____ 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.

ANN MARIE WEITZEL
Commission #50162680
NOTARY PUBLIC of NEW JERSEY
Gloucester County
Comm. Expires June 14, 2026

Eurene A. Dabney
(Signature of Property Owner)

EURENE A. DABNEY
(Printed Name of Owner)

Sworn and subscribed before me this day 7

of March, 20 24.

Ann Marie Weitzel
(Notary)

Tax Certification



ELK TOWNSHIP
Tax Collector's Office

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

Date: 3/8/2024

To Whom It May Concern:

This is to confirm that the Real Estate Taxes on Block(s) 29.08, Lot(s) 2
in the Township of Elk, County of Gloucester, assessed to Dabney
located on 517 Empire Way, are current as of the above date.

Next quarter due: TDV

Respectfully Submitted,
Susan E. DeFrancesco
Assistant Tax Collector
Susan E. DeFrancesco, CTC

N/A

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 ✓

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

YES _____
NO ✓

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

YES _____
NO ✓

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

D. Is the applicant a corporation or partnership?

YES _____
NO ✓

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.)

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)