

July 15, 2024

**VIA HAND DELIVERY**

Ann Marie Weitzel, Planning Board Secretary  
Elk Township Planning Board  
680 Whig Lane  
Monroeville, NJ 08343

**RE: Application of D.R. Horton, Inc., NJ for Preliminary and Final  
Major Site Plan Approval and Preliminary and Final Major  
Subdivision Approval  
Block 31, Lots 2.02, 5.02, 7 and 22;  
Block 32, Lots 1 and 2;  
Block 58, Lot 1  
Elk Township, Gloucester County, New Jersey  
Our File No. 08053-026**

Dear Ms. Weitzel:

Please be advised this firm represents D.R. Horton, Inc., NJ (the "Applicant"), in connection with this application to the Elk Township Planning Board for preliminary and final major site plan approval and preliminary and final major subdivision approval in connection with the construction of 962 residential units consisting of 685 single-family age-restricted units and 276 multi-family residential units on the approximately 335-acre tract of land. The subject site is located entirely within the Aura III Redevelopment Area and has been designed pursuant to the Aura III Redevelopment Plan and is fully consistent with the plan of development attached thereto. The Applicant has also been designated Redeveloper by the Elk Township Governing Body.

As part of the overall plan of development, the Applicant is proposing to construct, establish, and maintain 686 single-family age-restricted residential units in a proposed community known as "Orchard Glen". "The Willows at Orchard Glen" will be located on the northern side of Richwood-Aura Road and will consist of 186 single-family residential units on newly subdivided individual lots of record. "The Carriages at Orchard Glen" will be located on the southern side of Richwood-Aura Road and will consist of 250 single-family residential units on newly subdivided individual lots of record, 216 market rate attached townhome units, and 34 affordable attached townhome units. The age-restricted community will include pickleball courts, a pool, a fountain, and an approximately 6,084 sq. ft. clubhouse along with associated site improvements including lighting, landscaping, parking, and stormwater management improvements, all of which are more clearly shown on the Preliminary and Final Major Subdivision Plan prepared by Hammer Land Engineering dated July 1, 2024.

The Applicant is also proposing to construct, establish and maintain 276 multifamily apartment units on an approximately 17.82-acre parcel to be known as “The Reeds Apartments”. The proposed 276 apartment units will be located in ten (10) detached buildings and will include one-bedroom, two bedroom, and three-bedroom units. The Applicant is proposing 200 market-rate multifamily apartment units and 76 affordable multifamily apartment units. The multifamily development will include a pool, a tot lot, and an approximately 4,100 sq. ft. clubhouse along with associated site improvements including lighting, landscaping, parking, and stormwater management improvements, all of which are more clearly shown on the Preliminary and final Major Subdivision Plan prepared by Hammer Land Engineering dated July 1, 2024.

In support of this requested relief, enclosed herein please find the following:

1. Six (6) copies of the Executed Elk Township Land Development Application Form;
2. Six (6) copies of the Executed Elk Township Escrow Agreement;
3. Six (6) copies of the Executed Authorization of Contract Purchaser;
4. Six (6) copies of the Executed Affidavit of Applicant;
5. Six (6) copies of Elk Township Land Development Application Submission Checklist;
6. Six (6) copies of Amended AURA III Redevelopment Plan;
7. Six (6) copies of Preliminary and Final Major Subdivision and Site Plan prepared by Hammer Land Engineering dated July 1, 2024 (166 sheets);
8. Six (6) copies of Aura III Section A Preliminary and Final Plan of Lots prepared by Taylor Weisman and Taylor dated July 3, 2024;
9. Six (6) copies of Aura III Section B Preliminary and Final Plan of Lots prepared by Taylor Weisman and Taylor dated July 3, 2024;
10. Six (6) copies of Aura III Section D Preliminary and Final Plan of Lots prepared by Taylor Weisman and Taylor dated July 3, 2024;
11. Six (6) copies of Topographic Survey prepared by Taylor Weisman and Taylor dated July 3, 2024;
12. Six (6) copies of Royal Exterior Color Schemes prepared by D.R. Horton dated June 8, 2024;
13. Six (6) copies of Architectural Perspectives, Elevations and Floor Plans for Market Rate and Affordable Twin Units prepared by Holliday Architects, Inc. dated April 25, 2024;



RECEIVED

AUG 05 2024

LAND DEVELOPMENT APPLICATION  
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY  
TOWNSHIP OF ELK  
PLANNING BOARD

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: 8-5-2024

Application Number: SD-24-03  
Application/Escrow Fees: paid

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

Date of Public Hearing: \_\_\_\_\_  
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 \_\_\_\_\_

1. Subject Property

2.02, 5.01, 7 and 22  
1\* and 2\*

Aura III Redevelopment Area

14, 15 & 30

Block(s): 31, 32\*, and 58\*\* Lot(s): 1\*\* Zone Designation: \_\_\_\_\_ Tax Map page: \_\_\_\_\_

Property Location: Generally along Richwood-Aura Road (CR 667)

Dimensions: Frontage See Plans Depth See Plans Total Area 335.64 acres

2. Applicant's Name: D.R. Horton Inc., NJ.

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

Address: 2040 Briggs Road, Suite A

Mount Laurel, NJ 08054

Phone Number: 609-314-9105

email: rcfecso@drhorton.com

Applicant is a:  Corporation  Partnership  Individual

Nature of Applicant's equitable/possessory interest in the land: Contract Purchaser.

3. Property Owner's Name: AURA Investors, LLC

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

Address: 101 E. Main Street, Suite 204  
Moorestown, NJ 08057

Phone Number: \_\_\_\_\_

email: \_\_\_\_\_

**\*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: Stephen R. Nehmad, Esq.

Firm: Nehmad Davis Goldstein, PC

Address: 4030 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234

Phone Number: 609-927-1177

Fax #: \_\_\_\_\_

Email: snehmad@ndglegal.com

5. Engineer's Name: Joseph D. Hanrahan, PE

Firm: Hammer Land Engineering

Address: 1707 Atlantic Avenue, Suite B2  
Manasquan, NJ 08736

Phone Number: 732-899-0898

Fax #: \_\_\_\_\_

Email: jhanrahan@hammerengineering.com

**For Site Plans:**

Commercial

Industrial



Other

Residential

Land to be developed 335.64 acres

Building size: See Site Plan # of parking spaces 649 parking spaces

Proposed use: Single Family Age-Restricted and Multi-Family Residential Development

**For Residential:**

Area of entire tract 335.64 acres

Portion to be subdivided See Subdivision Plan.

# of lots created 727 Lots

# of units planned

962 Units

Proposed use: Single Family Age-Restricted and Multi-Family Residential Development



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  
 Does the site front on a state road?  Yes  No  
 Is the Site within 200 feet of another municipality?  Yes  No  
 Route # 667  
 Route # \_\_\_\_\_  
 Name: \_\_\_\_\_

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

New Jersey Department of Environmental Protection \_\_\_\_\_  
Gloucester County Planning Board \_\_\_\_\_  
Gloucester County Soil Conservation District \_\_\_\_\_  
 \_\_\_\_\_

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: The present use of the property includes farmland and vacant lots.  
 \_\_\_\_\_  
 \_\_\_\_\_

Proposed use: Applicant proposes 686 single family age-restricted residential units on newly subdivided individual lots of record along with related site improvements including lighting, landscaping, stormwater management improvements and recreational amenities. The Applicant is also proposing a multi-family residential development to consist of 276 units in 10 detached buildings, clubhouse, pool, and related site improvements including lighting, landscaping, stormwater management improvements, and recreational amenities. These proposed improvements are more clearly shown on the Preliminary and Final Major Site Plan and Preliminary and Final Major Subdivision Plan prepared by Hammer Land Engineering, copies of which are enclosed herein.  
 \_\_\_\_\_

8. Applicant's Planning Consultant: Tiffany A. Morrissey, PP, AICP

Address: Tiffany A. Morrissey, PP, LLC  
7 Equestrian Drive  
Galloway, New Jersey 08205

Phone Number: 856-912-4415 Fax #: \_\_\_\_\_ Email: tcuviello@comcast.net

9. Applicant's Traffic Engineer: Nathan B. Mosley, PE, CME

Address: Shropshire Associates, LLC  
277 White Horse Pike, Suite 203  
Atco, NJ 08004

Phone Number: 609-714-0400 Fax #: \_\_\_\_\_ Email: nmosley@sallc.org

10. List any other Expert who will submit a report or who will testify for the Applicant. (attach additional sheets if necessary)

Name: Robert Regazzoni, AIA, NCARB, LEED AP  
Field of expertise: Architect  
Address: 13200 Fountain Head Plaza, Ste 103, Hagerstown, MD 21742  
Phone Number: 240-452-4638 x 1003 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: \_\_\_\_\_

2. **Subdivision:** Number of lots created (include remainder): 727 lots  
Number of proposed dwellings: 962 residential units.  
**Site Plan:** Area to be disturbed (square feet) Approx. 335 acres.  
Total number of proposed dwelling units: 962 residential units  
Commercial square footage: N/A

**Site Plan Waiver:** Reason for request: N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. Said property has dimensions of See Plans. and area of 335.64 acres and is improved with the following structures: Vacant / Farmland.

(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: See Plans.

15. Size of proposed building:  
Square footage of Building footprint: See Plans. Total Square footage: See Plans.  
Feet wide: See Plans. Height: See Plans.  
Stories: See Plans.

16. Setbacks of building (corner properties have 2 fronts):  
Front: See Zoning Compliance Chart. Rear: See Zoning Compliance Chart.  
Side: See Zoning Compliance Chart. Side: See Zoning Compliance Chart.  
% Building Coverage: See Zoning Compliance Chart.  
% Impervious Coverage: See Zoning Compliance Chart.

17. Date property acquired: Applicant is Contract Purchaser of Subject Site.  
Prevailing zoning at time of acquisition: \_\_\_\_\_  
Current Zoning: Aura III Redevelopment Plan.

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.

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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):  
See attached list of requested submission waivers.

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):

See Application Cover Letter for a complete description of the proposed plan of development.

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: N/A

30. Total proposed dwelling units: 962 units.

31. Total proposed professional offices: N/A

32. Total proposed floor area: N/A

33. Total proposed parking spaces: Approximately 2,663 spaces.



34. Are there any off-tract improvements required or proposed? N/A

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

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

|  | Yes                                 | No | Date Application Submitted |
|--|-------------------------------------|----|----------------------------|
| County Planning Board Approval                   | <input checked="" type="checkbox"/> |    | Contemporaneously.         |
| County Health Department                         |                                     |    |                            |
| County Soil Conservation District                | <input checked="" type="checkbox"/> |    |                            |
| Elk Municipal Utilities Authority                |                                     |    |                            |
| NJ Department of Transportation                  |                                     |    |                            |
| NJ Department of Environmental Protection        | <input checked="" type="checkbox"/> |    | <u>See attached</u>        |
| Stream Encroachment Permit                       | <input checked="" type="checkbox"/> |    | <u>See attached</u>        |
| Waterfront Development Permit                    |                                     |    |                            |
| Wetlands Permit                                  | <input checked="" type="checkbox"/> |    | <u>See attached</u>        |
| LOI (letter of Interpretation)                   | <input checked="" type="checkbox"/> |    | <u>See attached</u>        |
| Other <u>NSDEP BWSE for Water Tank</u>           | <input checked="" type="checkbox"/> |    | <u>See attached</u>        |
| Other <u>NSDEP TWA for Regional Pump Station</u> | <input checked="" type="checkbox"/> |    | <u>See attached</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: Robert C. Felso  
 Robert C. Felso, SRP

Date: 7/8/24

Owner's Signature: Aura Investors LLC

Date: \_\_\_\_\_

by Dennis Stattman  
 Dennis Stattman, Manager

Date: 7/1/2024

worn to and Subscribed  
 before me this 1<sup>st</sup> day  
July 2024.

Dawn E Pharo

Notary Public  
 Commonwealth of Pennsylvania - Notary Seal  
 Dawn E. Pharo, Notary Public  
 Bucks County  
 My commission expires October 23, 2026  
 Commission number 1286417