

September 13, 2024

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

Attn: Ann Marie Weitzel, Board Secretary

Re: D.R. Horton Inc., NJ (Aura III Redevelopment Area)
Preliminary Major Subdivision and Site Plan
Block 31, Lots 2.02, 5.02, 7 & 22; Block 32, Lots 1 & 2; Block 58, Lot 1
Richwood Aura Road (CR 667)
C2 – Highway Commercial Zoning District
Review #1 – Completeness
Bach Associates Proj. # ET2024-14

Dear Chairman Afflerbach and Members of the Board:

The applicant for the above referenced development has submitted an application to the Elk Township Planning Board for Subdivision and Site Plan Review. As the development is within the Aura III Redevelopment Area, a redevelopment agreement is a mandatory checklist item. A fully endorsed redevelopment agreement has been received and determined to be materially consistent with the Redevelopment Plan.

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

1. Cover letter prepared by Stephen R. Nehmad, dated July 15, 2024.
2. Elk Township Land Development application, received July 17, 2024.
3. Escrow agreement
4. Authorization of contract purchaser
5. Affidavit of applicant
6. Land Development Checklist
7. Amended Aura II Redevelopment Plan dated February, 2024
8. Redevelopment Agreement.

9. Plans entitled "Preliminary & Final Major Subdivision and Site Plan for The Willows at Orchard Glen The Carriages at Orchard Glen The Reeds Apartments Block 31, Lots 2.02, 5.01, 7 & 22, Block 32, Lot 1 and Block 58, Lot 1, Tax Map Sheerts 14, 15 & 30 Township of Elk, Gloucester County, New Jersey" prepared by Hammer Land Engineering:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
Overall Plans:		
1	Cover Sheet	7-1-24 / None
2	General Notes & Zoning	7-1-24 / None
3	Existing Conditions Removals & Tree Protection	7-1-24 / None
4	Land Use, Circulation & Open Space Plan	7-1-24 / None
5	Overall Layout Plan	7-1-24 / None
6	Phasing Plan	7-1-24 / None

The Willows at Orchard Glen:

7-10	Enlarged Layout Plan	7-1-24 / None
11-14	Enlarged Grading Plan	7-1-24 / None
15-18	Enlarged Drainage Plan	7-1-24 / None
19-22	Enlarged Utility Plan	7-1-24 / None
23-26	Enlarged Soil Erosion and Sediment Control Plan	7-1-24 / None
27-30	Enlarged Landscaping Plan	7-1-24 / None
31-34	Enlarged Lighting Plan	7-1-24 / None
35-40	Storm Sewer Profiles	7-1-24 / None
41-43	Sanitary Sewer Profiles	7-1-24 / None
44-46	Road Profiles	7-1-24 / None
47-51	Lot Dimensional and Plot Plan	7-1-24 / None

The Carriages at Orchard Glen:

52-59	Enlarged Layout Plan	7-1-24 / None
60	Clubhouse Plan	
61-68	Enlarged Grading Plan	7-1-24 / None
69-76	Enlarged Drainage Plan	7-1-24 / None
77-84	Enlarged Utility Plan	7-1-24 / None
85-92	Enlarged Soil Erosion and Sediment Control Plan	7-1-24 / None
93-100	Enlarged Landscaping Plan	7-1-24 / None
101-108	Enlarged Lighting Plan	7-1-24 / None

109-121	Storm Sewer Profiles	7-1-24 / None
122	Sanitary Sewer Profiles	7-1-24 / None
123-129	Road Profiles	7-1-24 / None
131-138	Lot Dimensional and Plot Plan	7-1-24 / None

The Reeds Apartments:

139	Enlarged Layout Plan	7-1-24 / None
140	Enlarged Grading Plan	7-1-24 / None
141	Enlarged Drainage Plan	7-1-24 / None
142	Enlarged Utility Plan	7-1-24 / None
143	Enlarged Soil Erosion and Sediment Control Plan	7-1-24 / None
144	Enlarged Landscaping Plan	7-1-24 / None
145	Enlarged Lighting Plan	7-1-24 / None
150	Lot Dimensional and Plot Plan	7-1-24 / None

Overall Plans:

151-152	Enlarged Grading Plan	7-1-24 / None
153-154	Enlarged Soil Erosion and Sediment Control Plan	7-1-24 / None
155-156	Vehicle Circulation Plan	7-1-24 / None
157	Model Home and Construction plan	7-1-24 / None
158-162	Construction Details	7-1-24 / None
163-164	Landscaping Details	7-1-24 / None
165	Lighting Details	7-1-24 / None
166	Soil Erosion and Sediment Control Notes and Details	7-1-24 / None

10. Preliminary Plan of Lots entitled "Willows at Orchard Glenn (Section A) Block 31, Lots 2.02, 5.01 & 7 Elk Township Gloucester County New Jersey," prepared by Taylor Wiseman & Taylor, dated July 3, 2024, no revisions (5 sheets).
11. Preliminary Plan of Lots entitled "Reeds Apartments (Section D) Block 58, Lot 1 Elk Township Gloucester County New Jersey," prepared by Taylor Wiseman & Taylor, dated July 3, 2024, no revisions (1 sheet).
12. Preliminary Plan of Lots entitled "Carriages at Orchard Glenn (Section B) Block 32, Lot 1 Elk Township Gloucester County New Jersey," prepared by Taylor Wiseman & Taylor, dated July 3, 2024, no revisions (9 sheets).

13. Topographic Survey entitled "Aura III Block 31, Lots 2.02, 5.01 & 7, Block 32, Lot 1 and Block 58, Lot 1, Township of Elk Gloucester County New Jersey," prepared by Taylor Wiseman & Taylor, dated July 3, 2024, no revisions.
14. DRH Exterior Color Schemes (18 sheets), last revised 8-08-2024
15. DRH 24004 Aura III Twins Exterior Color Schemes (9 sheets), prepared by Holliday Architects, Inc., dated April 25, 2024.
16. The Reeds Apartments Floor Plans and Elevations (5 sheets), prepared by Thomas J. Brennan Architects, dated May 20, 2024.
17. The Bristol Freedom Elevations and Floor Plans (2 sheets), not dated.
18. The Clifton Elevations and Floor Plans (2 sheets), not dated.
19. The Dover Elevations and Floor Plans (2 sheets), not dated.
20. The Lismore Elevations and Floor Plans (2 sheets), not dated.
21. The Neuville Elevations and Floor Plans (2 sheets), not dated.
22. The Reeds Apartments Clubhouse Elevations and Floor Plans (1 sheet), not dated.
23. Aura 3 Clubhouse Elevations and Floor Plans (3 sheets), prepared by Feinberg & Associates, PC, dated 5-09-21.
24. Environmental Impact Statement prepared by DuBois and Associates, LLC, dated June 28 2024.
25. Operation and Maintenance Manual prepared by Hammer Land Engineering, dated July 1, 2024.
26. Stormwater Management Report prepared by Hammer Land Engineering, dated July 1, 2024.
27. Report of Geotechnical & Stormwater Basin Area Investigation, prepared by Dynamic Earth, dated June 21, 2024.
28. Aura III Sewage Pump Stations Technical, prepared by Kiely Engineering, Inc., dated July 2024.
29. Aura III Sewage Pump Stations Engineer Report, prepared by Kiely Engineering, Inc., dated July 2024.

30. Aura III Sewage Pump Stations Plan Set (10 sheets), prepared by Kiely Engineering, Inc., dated July 2, 2024.
31. Supplemental Infiltration Testing, prepared by Earth Engineering Inc., dated May 23, 2024, last revised June 26, 2024.
32. Plans entitled "New Jersey American Water Utility Extension Plans Elk Township, Gloucester County, New Jersey" (28 Sheets) prepared by TWT, dated 7/2/2024.
33. Preliminary/Final Site Plans entitled "Elk Township 750,000 Gallon Elevated Water Storage Tank Elk Township, Gloucester County, New Jersey Block 58, Lot 1" (10 Sheets) prepared by TWT, dated 7-09-2024.
34. Flood Hazard Area Verification Approval dated March 14, 2024.
35. Tank Permit October 27, 2022.
36. Treatment Works Approval dated 2-27-2024.
37. Freshwater Wetlands Letter of Interpretation: Line Verification dated January 23, 2023.
38. Traffic Engineering Assessment prepared by Shropshire Associates, LLC, dated June 27, 2024.
39. Site Photo Report, prepared by Hammer Land Engineering, dated July 1, 2024.
40. W-9 form.
41. Plan entitled "Elk Township Park Concept Sketch" prepared by Bohler, not dated.
42. Phase I Environmental Site Assessment, prepared by Brown and Caldwell, dated March 10, 2022.

PROJECT SUMMARY:

The application is to permit the construction of 962 residential units consisting of 685 single-family age-restricted units and 276 multi-family residential units. The development is divided into three (3) sections, The Willows, The Carriages and The Reeds. The Willows at Orchard Glen consist of 186 single family age-restricted detached dwellings. The Carriages at Orchard Glen consist of 250 active adult single family detached dwellings and 250 active adult twin dwellings (34 of which are affordable). The Reeds Apartments are garden style apartments that consist of 276 units, and contain a mix of affordable and market rate units.

The site is located within two zoning districts on Aura Road and Whig Lane, bound to the east by State Highway 55. The current property is approximately 335 acres in size. The majority of the parcels are agricultural in nature. The zoning districts included within the Aura III Redevelopment Area are R Rural Residential and RE Rural Environmental Residential. The uses range from agricultural to vacant. The subject area can generally be described as rural with residential and agricultural uses.

COMPLETENESS:

The applicant has submitted the land development checklist. The application has been reviewed against the Land Development Checklist and Redevelopment Plan, comments are provided regarding the following Land Development Checklist and Redevelopment Plan items:

- #2 requires twenty (20) sets of plans and exhibits folded with title block showing. ***The applicant requests a waiver. Our office has no objection to a waiver being granted for this item.***
- #33 requires Statement and demonstration of compliance with affordable housing requirements as applicable including §70-4. ***Waiver recommended as there is separate compliance required in the Redevelopment Plan.***
- #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 as public sewer and water are proposed.***
- #53 requires any structures of historic significance on or within two hundred (200) feet of the tract, and a statement of the impact of the development on the historic structure. ***Our office has no objection to a waiver being granted for this item.***
- #63 requires cross sections and center-line profiles of all existing or proposed streets or water courses with dimensions at 50 foot intervals. ***The applicant requests a waiver. They have provided a typical cross-section shown for proposed streets. Our office has no objection to a waiver being granted for this item.***
- #66 requires a written commitment from the Elk Township Municipal Utilities Authority of sufficient capacity to provide sewer and water service for the project when completed (if within sewer service area). ***A waiver is recommended for completeness only. The applicant shall provide will serve letters from Elk Township Municipal Utilities Authority and New Jersey American Water as part of compliance review.***
- #67 requires if on-site sewerage disposal is required (septic system), the results and location of all percolation tests and test borings. ***Our office has no objection to a waiver being granted for this item as public sewer is proposed.***

- #72 requires if lots proposed for subdivision or development have frontage on or require access to a State Highway, submit copies of any permits issued by NJDOT pursuant to NJAC 16:47-1 et. seq. ***Our office has no objection to a waiver being granted for this item as there is no frontage on state highway.***
- #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. ***A waiver is recommended for completeness only.***
- #81 requires traffic control and directional signage plan (elevation, size, color, etc.) in accordance with section 96-64. ***Our office has no objection to a waiver being granted for this item as traffic control and directional signage is provided on the enlarged layout plans.***

REDEVELOPMENT PLAN:

The site is in the Elk Township Amended Aura III Redevelopment Plan Block 31, Lots 2.02, 5.01, 7 & 22, Block 32, Lot 1, and Block 58, Lot 1 dated February 2024.

- I. **In addition to the submission requirements as set forth above and under the Township of Elk - Land Development Ordinance, the following submission requirements and standards shall apply to all redevelopment projects in the subject Redevelopment Area.**
 - A. A general land use plan at a scale of not less than 1" = 50' indicating the tract area and general locations of the land uses to be included in the planned development. **Our office has no objection to a waiver being granted for this item.**
 - B. A circulation plan showing the general location and types of transportation facilities, including facilities for pedestrian access within the planned development and any proposed improvements to the existing transportation system outside the planned development; and all parking areas with a calculation showing adequate parking is being provided. A traffic impact report shall be included which shall detail estimated traffic generation on a daily and peak hour basis, the existing traffic on adjacent right-of-way and intersections, impact of proposed traffic, resulting changes in level of service, and means of mitigating impact. **Provided.**
 - C. An open space plan shall be provided showing the proposed land area and uses proposed as open space. The plan shall include a general description of improvements to be made thereon, including a plan for the operation and maintenance of the landscaped and recreational areas. **Provided.**

- D. A utility plan indicating the need for and showing the proposed location of sewage and water lines, any drainage facilities necessitated by the physical characteristics of the site, proposed methods for handling solid waste disposal; and a plan for the operation and maintenance of proposed utilities. **Provided.**
- E. A storm water management plan setting forth the proposed method of controlling and managing storm water on the site with preliminary calculations. **Provided.**
- F. An environmental report prepared by an individual or firm qualified by education or experience detailing any remediation necessary and status of same, including copies of all correspondence and reports to any responsible agency. **Provided.**
- G. A traffic impact report prepared by an individual or firm qualified by education or experience. **Provided.**
- H. Landscaping: A comprehensive landscape plan which provides for shade, buffering to adjacent uses, planting beds within parking areas, foundation plantings adjunct to buildings, and other landscaping elements designed to complement and enhance the overall site and building design. **Provided.**
- I. Architectural design plans consisting of floor plans and elevations of areas visible to the general public, including colors and materials. The features scale and details of the buildings shall demonstrate a comprehensive design approach. **Provided.**
- J. Elevations shall be prepared consistent with the goals and design intent of the architectural requirements. A materials board depicting the proposed building materials shall be included along with the materials identified on the elevations of the buildings. **Provided.**
- K. Fire escapes. Fire escapes shall not be permitted on exterior building facades. Internal stairs, or other routes of egress, shall be used. **Fire escapes are not shown on the plans. The applicant shall provide testimony.**

II. Planning Board Review

- A. In accordance with N.J.S.A. 40A:12A-13, Site plan and subdivision review shall be conducted by the Elk Township Planning Board pursuant to N.J.S.A. 40:55D-1 et seq. Site plan review shall consist of a preliminary site plan application and a final site plan application. Subdivisions shall consist of a preliminary major subdivision application and a final major subdivision application. Subdivisions shall be filed with the county recording officer by plat. Applications may be submitted for individual buildings, groups of buildings, entire blocks or portions thereof, or a project group. **Provided.**

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- B. As the zoning standards set forth in this Redevelopment Plan constitute an overlay zoning, this overlay zoning shall only apply in the event that the applicant has been named as a redeveloper by the Township of Elk and entered into a redevelopment agreement with the Township of Elk. Execution of a redevelopment agreement shall be a mandatory checklist item for any land use application seeking to apply the zoning set forth in this Redevelopment Plan and any such application shall not be deemed complete pursuant to N.J.S.A. 40:55D-10.3 until proof of an executed redevelopment agreement has been submitted as part of the application. **Provided.**

We have determined that the application is **COMPLETE** at this time. The above items must be addressed prior to the Planning Board hearing or waivers granted by the Board for the application to be deemed "Complete." If a waiver is granted for completeness only, the information shall be provided as part of the compliance submission.

We reserve the option to make additional comments as more information becomes available.

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: Jeffrey D. Cheney, Esq., Board Solicitor
Brian Duffield, Esq, Township Solicitor
D.R. Horton Inc., NJ, Applicant
Aura Investors, LLC, Owner
Stephen R. Nehmad, Esq., Applicant's Attorney
Joseph D. Hanrahan, PE, Applicant's Engineer
Tiffany A. Morrissey, PP, LLC, Applicant's Planner
Nathan B. Mosley, PE, CME, Applicant's Traffic Engineer
Robert Regazzoni, AIA, NCARB, LEED, AP, Applicant's Architect

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