



LIST OF VARIANCES & WAIVERS

April 16, 2025

Prepared for: 0 NINTH AVENUE & 532-536 EIGHTH AVENUE
BLOCK 168 – LOTS 2, 3.01-3.03
TOWNSHIP OF ELK
COUNTY OF GLOUCESTER, NJ

Prepared by: K2 CONSULTING ENGINEERS, INC.
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HADDONFIELD, NJ 08033
Tel: (856) 310-5205

A handwritten signature in black ink, appearing to read "John W. Kornick".

John W. Kornick, P.E., P.P.
NJ License # 24GE04928500

Certificate of Authorization # 24GA28187400

Dear Board Members and Professionals:

Pursuant to our application for Minor Subdivision Plan & Use Variance Approval, we have taken the opportunity to thoroughly review the Township's Checklists, Township Ordinance, and submission requirements.

The applicant, ARCR Home Builders, LLC is applying for a Minor Subdivision, to create two (2) lots from four (4) existing lots. The existing property is known as Block 168, Lots 2, 3.01-3.03. The property is located in the MD – Moderate Density Residential Zoning District, and the purpose of the subdivision is to create two (2) lots for construction of two (2) new single family residential dwellings. The existing dwelling on the property and associated site features will be removed, including the accessory structures. A variance is required for minimum average front yard setback, as identified on the Plan of Minor Subdivision, and Use Variance Plans as prepared by K2 Consulting Engineers, Inc. dated March 20, 2025.

By way of application, the Applicant is seeking a D5 Use Variance to exceed the density requirement of 1.5 dwelling units per acre. The existing property is 40,000 square feet (0.9183 acres). The construction of two (2) dwellings will exceed the maximum density, therefore a use variance is required.

**MINOR SUBDIVISION & USE VARIANCE PLAN
(BLOCK 168 : LOTS 2, 3.01-3.03)**

Summary of Requested Variance Relief

- Minimum Average Front Yard Setback of 62 FT, where 32 FT is proposed.
- Maximum Density of 1.5 DU/AC, where 2 dwellings are proposed on a lot containing less than 1 acre.
 - By way of application, the Applicant is seeking a D5 Use Variance to exceed the density requirement of 1.5 dwelling units per acre. The existing property is 40,000 square feet (0.9183 acres). The construction of two (2) dwellings will exceed the maximum density, therefore a use variance is required.

Summary of Requested Submission Checklist Waivers

- Waiver for providing a Landscaping Plan (#47)
 - No trees are proposed to be removed or manipulated, and no buffering is proposed.
- Waiver for providing a Tree Protection Plan (#50)
 - No trees are proposed to be removed or manipulated.
- Waiver for providing a Grading Plan (#57)
 - Proposed grades will be provided at time of Zoning Permit Application / Grading Plan Review.

- Waiver for providing a Soil Erosion and Sediment Control Plan (#58)
 - Soil Erosion and Sediment Control Plans will be provided at time of Zoning Permit Application / Grading Plan Review.
- Waiver for providing Soil Borings (#59)
 - Soil Borings will be provided at time of Zoning Permit Application / Grading Plan Review.
- Waiver for providing Septic System Percolation Tests and Test Borings (#67)
 - Soil Test Pits for Septic System Construction will be provided at time of Zoning Permit Application / Grading Plan Review.

We are hopeful that the information provided herein will assist the Board and the Board's Professionals in their review and evaluation of this application. Should you have any questions or concerns, please do not hesitate to contact me at (856) 310-5205.

Very Truly Yours,

K2 Consulting Engineers, Inc.

A handwritten signature in black ink, appearing to read "John Kornick". The signature is fluid and cursive, with the first name "John" and last name "Kornick" clearly distinguishable.

John W. Kornick, P.E., P.P.
President