

APR 21 2025



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DO NOT PUBLISH PUBLIC NOTICE OR MAIL NOTICE TO THE OWNERS OF PROPERTY WITHIN 200 FEET UNTIL YOU HAVE RECEIVED THE DATE ASSIGNED FOR THE PUBLIC HEARING FROM THE BOARD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: \_\_\_\_\_

Application Number: SD-25-01  
Application/Escrow Fees: paid (9)

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

Date of Public Hearing: \_\_\_\_\_  
Resolution Number: \_\_\_\_\_

Check all applicable:

- New  Re-submission  Concept
- Minor Subdivision  Major Subdivision  Variance(s)
- Minor Site Plan  Major Site Plan
- Preliminary Approval  Final Approval  Amended  Other \_\_\_\_\_
- Residential  Commercial  Industrial

1. Subject Property

Block(s): 168 Lot(s): 2, 3.01-3.03 Zone Designation: MD Tax Map page: 38

Property Location: 0 Ninth Avenue & 532-536 Eighth Avenue

Dimensions: Frontage 400' Depth 200' Total Area 40,000 SF

2. Applicant's Name: ARCR Home Builders, LLC

Company Name: ARCR Home Builders, LLC

Address: 2001 College Drive, #19  
Clementon, NJ 08021

Phone Number: 215-559-1660 email: arcrcproperties@yahoo.com

Applicant is a:  Corporation  Partnership  Individual

Nature of Applicant's equitable/possessory interest in the land: \_\_\_\_\_

3. Property Owner's Name: R & R Group Development, LLC

Company Name: R & R Group Development, LLC

Address: 1749 Delsea Drive  
Deptford, NJ 08096

Phone Number: 215-559-1660 email: arcproperties@yahoo.com

**\*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: Scott J. Good, Esq

Firm: Cooper Levinson, Attorneys at Law

Address: 1415 Marlton Pike (Route 70) East  
Cherry Hill, NJ 08034

Phone Number: 856-857-5540 Fax #: \_\_\_\_\_ Email: sgood@cooperlevenson.com

5. Engineer's Name: John W. Kornick, PE, PP

Firm: K2 Consulting Engineers, Inc.

Address: 36 Tanner Street, Suite 100  
Haddonfield, NJ 08033

Phone Number: 856-310-5205 Fax #: \_\_\_\_\_ Email: jkornick@k2ce.com

**For Site Plans:**

Commercial  Industrial  Other \_\_\_\_\_

Land to be developed \_\_\_\_\_ acres

Building size: \_\_\_\_\_ # of parking spaces \_\_\_\_\_

Proposed use: \_\_\_\_\_

**For Residential:**

Area of entire tract 0.918 acres

Portion to be subdivided 0.918

# of lots created 2 # of units planned 2

Proposed use: Single Family Residential

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

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

\_\_\_\_\_  
Gloucester County Planning Board  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Single Family Residential - (One Dwelling)  
\_\_\_\_\_  
\_\_\_\_\_

Proposed use: Single Family Residential - (Two Dwellings)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Applicant's Planning Consultant: John W. Kornick, PE, PP

Address: 36 Tanner Street, Suite 100

Haddonfield, NJ 08033

Phone Number: 853-310-5205 Fax #: \_\_\_\_\_ Email: jkornick@k2ce.com

9. Applicant's Traffic Engineer: N/A

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

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

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

Field of expertise: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ 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: John W. Kornick, PE, PP

Nature of testimony: Engineer & Planner

Name: Scott J. Good, Esq

Nature of testimony: Attorney

12. **Subdivision:** Number of lots created (include remainder): 2

Number of proposed dwellings: 2

**Site Plan:** Area to be disturbed (square feet) \_\_\_\_\_

Total number of proposed dwelling units: \_\_\_\_\_

Commercial square footage: \_\_\_\_\_

**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):

A d(5) use variance is required for exceeding maximum permitted density.

A variance is requested for average front yard setback of 62', where 32' is proposed.

13. Said property has dimensions of 200' x 200' and area of 40,000 SF and is improved with the following structures: Single Family Dwelling, and Accessory Structures  
(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: N/A

15. Size of proposed building:

Square footage of Building footprint: 1,628 SF (x2) Total Square footage: 3,256 SF  
Feet wide: 40' Each Height: 34'  
Stories: 2

16. Setbacks of building (corner properties have 2 fronts):

Front: 32' Rear: 126'  
Side: 30' Side: 30'  
% Building Coverage: 8.2 %  
% Impervious Coverage: 11.3 %

17. Date property acquired: TBD  
Prevailing zoning at time of acquisition: MD  
Current Zoning: MD

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 X 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.

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)?

Dual Frontage  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Existing property is sized, such that, two compliant properties within the MD zone can be created dimensionally.  
\_\_\_\_\_  
\_\_\_\_\_

**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 List of Variances and 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):

Applicant seeking to subdivide an existing lot containing a single family residential dwelling and accessory structures, for the purpose of creating two single family residential dwellings.  
\_\_\_\_\_  
\_\_\_\_\_

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.) Wood Frame

29. Present use of existing building(s) and premises: Residential

30. Total proposed dwelling units: 2

31. Total proposed professional offices: 0

32. Total proposed floor area: 3,256 SF

33. Total proposed parking spaces: 8 (See Plan)

34. Are there any off-tract improvements required or proposed? Driveway Aprons

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

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

	Yes	No	Date Application Submitted
County Planning Board Approval	<u>X</u>	<u>      </u>	<u>TBD</u>
County Health Department	<u>X</u>	<u>      </u>	<u>TBD</u>
County Soil Conservation District	<u>X</u>	<u>      </u>	<u>TBD</u>
Elk Municipal Utilities Authority	<u>      </u>	<u>      </u>	<u>      </u>
NJ Department of Transportation	<u>      </u>	<u>      </u>	<u>      </u>
NJ Department of Environmental Protection	<u>      </u>	<u>      </u>	<u>      </u>
Stream Encroachment Permit	<u>      </u>	<u>      </u>	<u>      </u>
Waterfront Development Permit	<u>      </u>	<u>      </u>	<u>      </u>
Wetlands Permit	<u>      </u>	<u>      </u>	<u>      </u>
LOI (letter of Interpretation)	<u>      </u>	<u>      </u>	<u>      </u>
Other <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
Other <u>      </u>	<u>      </u>	<u>      </u>	<u>      </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: [Signature] Date: 4/18/25

Owner's Signature: [Signature] Date: 4/18/25  
       Date:       

Sworn to and Subscribed before me this 18<sup>th</sup> day of April 2025.



Jessica Popolo  
 Notary Public