



**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF Elk
NOTICE OF APPEAL
(USE VARIANCE APPLICATION FORM)**

RECEIVED

APR 21 2025

TOWNSHIP OF ELK
PLANNING BOARD

DATE: 4-21-2025
APPEAL NO: ZB-25-01

Note: The application must be deemed administratively complete before it will be scheduled for a hearing. All requested information must be submitted for the application to be deemed complete.

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

Parcel: Block/lot 168 / 2, 3.01-3.03 Address: 0 Ninth Avenue & 532-536 Eighth Avenue

Applicant: ARCR Home Builders, LLC

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

Phone: 215-559-1660 Email: arcrcproperties@yahoo.com

Property Owner: R & R Group Development, LLC

Address: 1749 Delsea Drive, Deptford, NJ 08096

Attorney (if any) Scott J. Good, Esq

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

Phone: 856-857-5540 Email: sgood@cooperlevenson.com

Professional preparing plans: John W. Kornick, PE, PP

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

Phone: 856-310-5205 Email: jkornick@k2ce.com

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

1. Application relates to: (check applicable item or items)

Use Lot Area _____ Yards Height _____

Existing Building _____ Proposed Building Other _____

2. Brief description of real estate affected, location (Block & Lot, Tax Map No. Street address):
Block/Lot(s): 168 / 2, 3.01-3.03 Address: 0 Ninth Avenue & 532-536 Eighth Avenue Tax Map Sheet No.: 38

Lot size: 40,000 SF

Present use: Single Family Residential

Present zoning classification: MD

Present improvements upon land: Single Family Dwelling, Accessory Structures, Driveway

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

Date of determination made: N/A

Your statement of alleged error: _____

4. Action desired by appellant: (Give a brief description of your proposed use, including the number of professionals and/or employees, the number of anticipated clients or customers per hour, anticipated days and hours of business and anticipated number of deliveries per day, if applicable.)

Applicant seeking to subdivide the existing property for the purpose of creating two (2) lots to construct two (2) single family residential dwellings. A d(5) use variance is required for exceeding the maximum permitted density within the zone. Additionally, a variance is required for average front yard setback of 62' due to the property containing two (2) frontages.

5. Reasons appellant believes Board should approve desired action (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).

The existing property is sized such that two (2) lots can be created and comply with the dimensional zoning requirements. Due to the overall size of the tract, constructing a second dwelling will exceed the maximum density. The property contains two (2) frontages which poses an issue for complying with the average front yard setback of 62'.

6. Has previous appeal been filed in connection with these premises? 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. _____

7. Plans signed and sealed by the appropriate professional at a scale of 1 inch to 50 feet or better, clearly showing the following information:
- A. Existing Conditions Plan showing the existing conditions and structures on the property, based on a recent survey.
 - B. Proposed Conditions Plan showing the proposed improvements to the property.
The proposed conditions plan must include:
 - 1. Required Bulk and area regulations and the ability to meet;
 - 2. north arrow and scale;
 - 3. proposed buildings or additions;
 - 4. proposed parking;
 - 5. proposed access to parking and building;
 - 6. approximate dimensions of lot and existing and proposed buildings;
 - 7. approximate setbacks of existing and proposed structures and parking areas from property lines;
 - 8. names of owners of adjacent lots;
 - 9. approximate distance from your property line to existing buildings on adjacent lots;
 - 10. uses on lots adjacent to property;
 - 11. location of public and private roads adjoining the property;
 - 12. location of existing or proposed easements;
 - 13. location of wooded areas and limits of proposed clearing;
 - 14. location of any wetlands or other natural features;
 - 15. Photographs (minimum of 3) of the site taken from the opposite side of the street and to show any unusual physical aspects of the site and any other vantage that would be instructive.
 - C. Floor plan of the existing building and structures and any proposed buildings and structures showing dimensions of rooms, total square footages and proposed use of the rooms.

All of the above items must be submitted with the application or a waiver explicitly requested, in writing, stating why you feel the waiver should be granted. The application must be deemed complete before it will be scheduled for a hearing.

I hereby depose and say that all of the above statement and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.



Jessica Popolo

[Handwritten Signature]

Signature of applicant

[Handwritten Signature]

Signature of property owner

Sworn to and Subscribed
before me this 18th day
of April, 2025.