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TOWNSHIP OF ELK
PLANNING BOARD

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LAND DEVELOPMENT APPLICATION
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

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DO NOT PUBLISH PUBLIC NOTICE OR MAIL NOTICE TO THE OWNERS OF PROPERTY WITHIN 200 FEET UNTIL YOU HAVE RECEIVED THE DATE ASSIGNED FOR THE PUBLIC HEARING FROM THE BOARD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: 6-13-2024

Application Number: SP-24-01
Application/Escrow Fees: paid (Q)

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): 44 Lot(s): 6 Zone Designation: C-2 Tax Map page: 25

Property Location: 1092 Elk Rd, Monroeville, NJ 08343

Dimensions: Frontage 1337.63 (Buck Rd.) 1447.71 (Buck Rd.)
Depth 1450.87 (Elk Rd.) Total Area 58.07 AC.

2. Applicant's Name: Jai&Jas Real Estate LLC

Company Name: Jai&Jas Real Estate LLC

Address: 14 Ponty Court
Monmouth Junction, NJ 08852

Phone Number: 609-381-6095 email: balkarsaini963@gmail.com

Applicant is a: Corporation Partnership Individual

Nature of Applicant's equitable/possessory interest in the land: Applicant is the 100% owner of the property.

3. Property Owner's Name: Jai&Jas Real Estate LLC

14 Ponte Court, Monmouth Junction, NJ 08852

Company Name: Jai&Jas Real Estate LLC

Address: 14 Ponte Court

Monmouth Junction, NJ 08852

Phone Number: 609-381-6095 email: balkarsaini963@gmail.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: David M. DeClement, Esq.

Firm: N/A

Address: 221 Grandview Avenue

Pitman, NJ 08071

Phone Number: 609-703-9460 Fax #: - Email: dmdeclement@aol.com

5. Engineer's Name: Michael Textores, PE, PP, CME

Firm: Van Cleef Engineering Associates, LLC

Address: 755 Memorial Parkway, Suite 110

Phillipsburg, NJ 08865

Phone Number: 973-809-0791 Fax #: - Email: mtextores@vancleefengineering.com

For Site Plans:

Commercial Industrial Other _____

Land to be developed 21.17 acres 24 car spaces

Building size: 4,000 SF (convenience store) # of parking spaces 79 truck spaces

Proposed use: Propose the construction of two fueling stations (gas and diesel), and a 4,000 sf. convenience store.

For Residential: N/A

Area of entire tract _____ acres

Portion to be subdivided _____

of lots created _____ # of units planned _____

Proposed use: _____

8. Applicant's Planning Consultant: Tiffany A. (CuvIELLO) Morrissey

Address: 7 Equestrian Drive
Galloway, NJ 08205

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

9. Applicant's Traffic Engineer: A Andrew Feranda, PE, PTOE, CME

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

Phone Number: (609) 714 0400 Fax #: _____ Email: aferanda@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: David C. Krueger, PWS,CWD
Field of expertise: Environmental
Address: PO Box 150, Chester, NJ 07930
Phone Number: 908-879-8509 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: _____

12. **Subdivision:** Number of lots created (include remainder): _____
Number of proposed dwellings: _____

Site Plan: Area to be disturbed (square feet) 923,908
Total number of proposed dwelling units: 1 (existing farmhouse to remain)
Commercial square footage: 4,000 (prop. convenience store)

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):

See submitted Boudary

13. Said property has dimensions of and Topographic Survey. and area of 58.07 AC. and is improved with the following structures: Proposed convenience store, diesel and gasoline fueling stations.

(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 submitted Phasing Plan.

15. Size of proposed building:
Square footage of Building footprint: 4,000 Total Square footage: 4,000
Feet wide: 50'x80' Height: <35ft.
Stories: 1

Prop. convenience store:
Front (Elk Rd.) = 247.46'
Front (Buck Rd.) = 192.00'

16. Setbacks of building (corner properties have 2 fronts):
Front: - Rear: -
Side: - Side: -
% Building Coverage: 0.8%
% Impervious Coverage: 19.5%

Prop. gasoline canopy
Front (Elk Rd.) = 100.84'
Front (Buck Rd.) = 112.10'

17. Date property acquired: 03/03/2022
Prevailing zoning at time of acquisition: C-2
Current Zoning: C-2

Existing farmhouse
Front (Elk Rd.) = 0'
Front (Buck Rd.) = 499.92'

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.

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)?

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.

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 Land Development Check List
and Waiver Request Summary. _____

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 attached Project Description.

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 buildings

29. Present use of existing building(s) and premises: Existing agricultural fields with farmhouse and associated outbuildings

30. Total proposed dwelling units: 1 (existing farmhouse)

31. Total proposed professional offices: N/A

32. Total proposed floor area: 4,000 SF (Prop. convenience store)

33. Total proposed parking spaces: 24 car spaces, 79 truck spaces

34. Are there any off-tract improvements required or proposed? Road widening along Elk Road and Buck Road

35. What form of security does the applicant propose to provide as performance and maintenance guarantees?
N/A at this time.

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

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

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]
 Jaskaran Balkar

Date: 5-30-24

Owner's Signature: [Signature]
 Jaskaran Balkar

Date: 5-30-24

Date: _____

Sworn to and Subscribed before me this 30 day of May 20 24

CARL D BUDDEN
 Notary Public - State of New Jersey
 My Commission Expires Mar 19, 2025

[Signature]
 Notary Public

PROJECT DESCRIPTION

The application proposes the construction of two fueling stations (gasoline and diesel) and a 4,000-sf. convenience store. Improvements to include both truck and vehicle parking facilities, landscaping, lighting and stormwater management facilities. The site will contain 24 car spaces to be used by both customers and fueling station/convenience store workers. The site will contain 79 tractor trailer parking spaces to serve as a truck rest area. The site is anticipated to have approximately 4 employees serving as either fuel attendants or convenience store cashiers. The remaining portion of the site will remain in agricultural production.