



February 12, 2025

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

Attn: Ann Marie Weitzel, Board Secretary

Re: Jai & Jas Real Estate, LLC
Preliminary Major Site Plan – Phase I
Block 44, Lot 6
1092 Elk Road
C2 – Highway Commercial Zoning District
Review #2 - Completeness
Elk Township Application SP-24-01
Bach Associates Proj. # ET2024-10

Dear Chairman Afflerbach and Members of the Board:

The following items were submitted with the application and addressed in our letter dated July 2, 2024:

1. Notice of Appeal (Bulk Variance Application Form) and attachments.
2. Project Description.
3. Cover letter prepared by Van Cleef Engineering Associates, LLC, dated June 12, 2024.
4. Elk Township Land Development application, dated 6-13-24.
5. Gloucester County Planning Board application and cover letter prepared by Van Cleef Engineering Associates, LLC, dated June 12, 2024.
6. Deed for Parcel A and C: Tax Block: 44, Tax Lot: 6 & Q farm and Parcel B: Tax Block: 44, Tax Lot: 13 Q farm, dated March 3, 2022.
7. Legal description entitled "Metes and Bounds Description for R.O.W. Dedication Block 44, Lot 6, Situated in Elk Township, Gloucester County, New Jersey", prepared by Van Cleef Engineering Associates, LLC, dated February 22, 2023.
8. Legal description entitled "Metes and Bounds Description for Wetlands Areas A-D Over a Portion of Block 44, Lot 6, Situated in Elk Township, Gloucester County, New Jersey", prepared by Van Cleef Engineering Associates, LLC, dated April 1, 2024.
9. Title report prepared by Surety Title Company, dated October 14, 2021.

10. Fee calculation summary prepared by Van Cleef Engineering Associates, LLC, dated May 2, 2024.
11. Freshwater Wetlands Letter of Interpretation: Line Verification, prepared by NJDEP Division of Land Resource Protection, dated January 17, 2024.
12. Application for Soil Erosion and Sediment Control Plan Certification – Phase I, prepared by Van Cleef Engineering Associates, LLC, dated June 12, 2024.
13. Traffic Engineering Assessment prepared by Shropshire Associates, LLC, dated May 13, 2024.
14. Stormwater Management Report prepared by Van Cleef Engineering Associates, LLC, dated April 2024.
15. Septic System Soil Testing Results for Balkar Saini, Block 44, Lot 6, prepared by Van Cleef Engineering Associates, LLC, dated September 21, 2023.
16. Photographs of the property.
17. Photo location key map.
18. Architectural Plans entitled "Ground Up-"C" Store Truck Rest Area, Township of Elk, Gloucester County, PA[sic]," prepared by A&A Architect, dated 3-16-2023, revised 5-01-24 (2 sheets).
19. Survey entitled "Boundary and Topographic Survey for Block 44, Lots 6 and Lot 13 Situated in the Township of Elk, Gloucester County, New Jersey", prepared by Van Cleef Engineering Services, LLC, dated 1-07-22, no revision.
20. Plans entitled "Preliminary Site Plan – Phase 1 Prepared for Jai&Jas Real Estate LLC, Block 44, Lot 6, Situated in Township of Elk, Gloucester County, New Jersey prepared by Van Cleef Engineering Services, LLC:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1	Cover Sheet	4-19-24 / None
2	Boundary and Topographic Survey	4-19-24 / None
3	Critical Areas Map	4-19-24 / None

4	Demolition / Tree Protection Plan	4-19-24 / None
5	Phasing Plan	4-19-24 / None
6	Site Septic System Plan	4-19-24 / None
7	Preliminary Site Plan	4-19-24 / None
8-9	Preliminary Site Plan - Details	4-19-24 / None
10-11	Grading, Drainage, Stormwater Plan -	4-19-24 / None
12-13	Landscaping Plan - Details	4-19-24 / None
14-15	Lighting Plan - Details	4-19-24 / None
16-17	Soil Erosion and Sediment Control Plan	4-19-24 / None
18-19	Signage and Striping Plan - Details	4-19-24 / None
20-21	Truck Circulation Plan - Details	4-19-24 / None
22	Plan & Profile Gloucester County #538, Elk Road	4-19-24 / None
23	Plan & Profile Gloucester County #553, Buck Road	4-19-24 / None
24	Cross Sections Gloucester County #538, Elk Road	4-19-24 / None
25	Cross Sections Gloucester County #553, Buck Road	4-19-24 / None
26	Soil Erosion & Sediment Control Notes	4-19-24 / None
27	Soil Erosion & Sediment Control Details	4-19-24 / None
28-30	Construction Details	4-19-24 / None

On August 9, 2024, the applicant waived the completeness review deadline. Van Cleef Engineers prepared an amended cover letter to the Board Secretary December 6, 2024, which was not adequate to serve as an amended application. The following items were submitted for completeness on December 20, 2025:

1. Cover letter prepared by Van Cleef Engineering Associates, LLC, dated December 20, 2024.
2. Survey entitled "Boundary and Topographic Survey for Block 44, Lots 6 and Lot 13 Situated in the Township of Elk, Gloucester County, New Jersey", prepared by Van Cleef Engineering Services, LLC, dated 1-07-22, last revised 10-10-24.
3. Traffic Engineering Assessment prepared by Shropshire Associates, LLC, dated November 21, 2024.
4. Stormwater Management Report prepared by Van Cleef Engineering Associates, LLC, dated April 2024, revised November 2024.
5. Phase I Environmental Site Assessment prepared by Pedroti, LLC, dated July 26, 2024.
6. Site signage exhibits.

7. Plans entitled "Preliminary Site Plan – Phase 1 Prepared for Jai & Jas Real Estate LLC, Block 44, Lot 6, Situated in Township of Elk, Gloucester County, New Jersey prepared by Van Cleef Engineering Services, LLC:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1	Cover Sheet	4-19-24 / 12-06-24
2	Boundary and Topographic Survey	4-19-24 / 10-10-24
3	Critical Areas Map	4-19-24 / 12-06-24
4	Demolition / Tree Protection Plan	4-19-24 / 12-06-24
5	Phasing Plan	4-19-24 / 12-06-24
6	Site Septic System Plan	4-19-24 / 12-06-24
7	Preliminary Site Plan	4-19-24 / 12-06-24
8-9	Preliminary Site Plan - Details	4-19-24 / 12-06-24
10-11	Grading, Drainage, Stormwater Plan -	4-19-24 / 12-06-24
12-13	Landscaping Plan - Details	4-19-24 / 12-06-24
14-15	Lighting Plan - Details	4-19-24 / 12-06-24
16-17	Soil Erosion and Sediment Control Plan	4-19-24 / 12-06-24
18-19	Signage and Striping Plan - Details	4-19-24 / 12-06-24
20-21	Truck Circulation Plan - Details	4-19-24 / 12-06-24
22	Plan & Profile Gloucester County #538, Elk Road	4-19-24 / 12-06-24
23	Plan & Profile Gloucester County #553, Buck Road	4-19-24 / 12-06-24
24	Cross Sections Gloucester County #538, Elk Road	4-19-24 / 12-06-24
25	Cross Sections Gloucester County #553, Buck Road	4-19-24 / 12-06-24
26	Soil Erosion & Sediment Control Notes	4-19-24 / 12-06-24
27	Soil Erosion & Sediment Control Details	4-19-24 / 12-06-24
28-30	Construction Details	4-19-24 / 12-06-24

PROJECT SUMMARY:

The application is to permit the construction of two (2) fueling stations, a convenience store, and associated site improvements at a property located on the southwesterly corner of Elk Road and Bulk Road. The subject property is a 56.71 acres lot that currently contains an existing dwelling, four (4) outbuildings, farmland, and wooded area. The lot is currently qualified farmland.

The subject property is located within the C2 Commercial Zoning District and is surrounded to the north, west, south, and southeast wooded area, farmland, and residential properties in the Rural Environmental Residential zoning district. The property is also bordered to the northeast by a wooded area in the C-2 Commercial Zoning District.

The application is for Preliminary Major Site Plan review for Phase I of the development.

COMPLETENESS:

The applicant has submitted the land development checklist. The applicant has requested waivers from the following Land Development Checklist items:

- #30 requires a Phase I Environmental Assessment report conforming to current ASTM standards in accordance with §62A. ***Provided.***
- #33 requires Statement and demonstration of compliance with affordable housing requirements as applicable including §70-4. **Waiver recommended for completeness only.**
- #41 requires Location of existing wells and septic systems and distances between them, and on adjacent properties where required by the Board. **Waiver recommended for completeness only.**
- #49 requires the location of all existing trees or tree masses, indicating general sizes and species of trees in accordance with Township Ordinances. **Waiver recommended for completeness only.**
- #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 the requested waiver.***
- #77 requires Size, type, copy and location of all proposed signs. ***Provided.***
- #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. ***Provided.***

Jai & Jas Real Estate, LLC
Preliminary Major Site Plan – Phase I
Block 44, Lot 6
1092 Elk Road
C2 – Highway Commercial Zoning District
Review #2 - Completeness
Elk Township Application SP-24-01
Bach Associates Proj. # ET2024-10
February 12, 2025
Page 6 of 6

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
Jai&Jas Real Estate, LLC, Applicant/Owners
David M. DeClement, Esq., Applicant's Attorney
Michael Textores, PE, PP, CME, Applicant's Engineer

S:\ELK 2024 PLANNING BOARD\ETPB2024-10 Jai & Jas Real Estate Prelim Major Site Plan\Docs\Jai & Jas Real Estate Major Site Plan Review #2 - Completeness.doc