



May 14, 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 #3 - Technical
Elk Township Application SP-24-01
Bach Associates Proj. # ET2024-10

Dear Chairman Afflerbach and Members of the Board:

The applicant for the above referenced property has made an application to the Board 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 (County Route 538) and Bulk Road (County Route 55). 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 by wooded area, farmland, and residential properties in the Rural Environmental (RE) 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 1 of the development and the application was deemed complete by the Board at it's February 19, 2025 hearing. It is noted that the existing buildings on the subject property are depicted as Phase 2 of the development and details are not provided as to the future plans for this portion of the development.

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 to Ann Marie Weitzel, Planning and Zoning Board of Adjustment, Elk Township, prepared by Van Cleef Engineering Associates, LLC, dated June 12, 2024.

4. Elk Township Land Development Application, dated 6-13-24.
5. Elk Township Land Development Checklist.
6. Gloucester County Planning Board application and cover letter prepared by Van Cleef Engineering Associates, LLC, dated June 12, 2024.
7. 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.
8. 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, unsigned.
9. 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, unsigned.
10. Title report prepared by Surety Title Company, dated October 14, 2021.
11. Fee calculation summary prepared by Van Cleef Engineering Associates, LLC, dated May 2, 2024.
12. Freshwater Wetlands Letter of Interpretation: Line Verification, prepared by NJDEP Division of Land Resource Protection, dated January 17, 2024.
13. Application for Soil Erosion and Sediment Control Plan Certification – Phase I, prepared by Van Cleef Engineering Associates, LLC, dated June 12, 2024.
14. Traffic Engineering Assessment prepared by Shropshire Associates, LLC, dated May 13, 2024.
15. Stormwater Management Report prepared by Van Cleef Engineering Associates, LLC, dated April 2024, revised November 2024.
16. Septic System Soil Testing Results for Balkar Saini, Block 44, Lot 6, prepared by Van Cleef Engineering Associates, LLC, dated September 21, 2023.
17. Photographs of the property, 1092 Elk Road, Block 44, Lot 6, Elk Township, Gloucester County, NJ.

18. Photo location key map.
19. 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).
20. 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.
21. 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. Gloucester County Planning Board review, dated January 18, 2025.
3. 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.
4. Traffic Engineering Assessment, Phase I, Commercial Center, Elk Township, prepared by Shropshire Associates, LLC, dated November 21, 2024.
5. Stormwater Management Report prepared by Van Cleef Engineering Associates, LLC, dated April 2024, revised November 2024.
6. Phase I Environmental Site Assessment prepared by Pedroti, LLC, dated July 26, 2024.
7. Site signage exhibits.
8. 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	Site Plan - Detail	4-19-24 / 12-06-24
10-11	Grading, Drainage, Stormwater Plan - Detail	4-19-24 / 12-06-24
12-13	Landscaping Plan - Detail	4-19-24 / 12-06-24
14-15	Lighting Plan - Detail	4-19-24 / 12-06-24
16-17	Soil Erosion and Sediment Control Plan - Detail	4-19-24 / 12-06-24

18-19	Signage and Striping Plan - Detail	4-19-24 / 12-06-24
20-21	Truck Circulation Plan - Detail	4-19-24 / 12-06-24
22	Plan & Profile, Elk Road	4-19-24 / 12-06-24
23	Plan & Profile, Buck Road	4-19-24 / 12-06-24
24	Elk Road Cross Sections	4-19-24 / 12-06-24
25	Buck Road Cross Sections	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

COMPLETENESS:

The application was deemed complete at the February 19, 2025 Planning Board Meeting. The following Land Development Checklist items were waived or waived for completeness only as noted below:

- #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 granted for completeness only at the February 19, 2025 hearing. Must be addressed.**
- #41 requires Location of existing wells and septic systems and distances between them, and on adjacent properties where required by the Board. **Waiver granted for completeness only at the February 19 2025 hearing. Must be shown on the plans.**
- #49 requires the location of all existing trees or tree masses, indicating general sizes and species of trees in accordance with Township Ordinances. **Waiver granted for completeness only at the February 19, 2025 hearing. Must be shown on the plans.**
- #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. **Waiver granted at the February 19, 2025 hearing.**
- #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.**

OWNER/APPLICANT:

Jai&Jas Real Estate, LLC
14 Ponty Court
Monmouth Junction, NJ 08852
609-381-6095
Balkarsaini963@gmail.com

ZONING AND LAND USE:

In accordance with section 96-77.B.(2) the C-2 Commercial Highway The proposed use of filling station and associated convenience store is permitted in the C-2 zoning district.

C-2 Zone Bulk Standards

The C-2 bulk standards are listed below and are provided for the Board's consideration.

Section	Required	Existing	Proposed	Compliance
96-77C(1) Minimum Lot Area	2 acres	±56.71 acres	±56.71 acres	Complies
96-77C(2) Min Lot Frontage (Elk Road)	150 feet	1,450.87	1,450.87	Complies
96-77C(2) Min Lot Frontage (Buck Road)	150 feet	1,450.87	1,450.87	Complies
96-77C(3) Minimum Lot Depth	250 feet	1,293	1,293	Complies
96-77C(4) Maximum Building Coverage	20%	0.6	0.8	Complies
96-77D(2)(a) Front Yard (Elk Road) Setback	100 feet	0*	0**	Variance
96-77D(2)(a) Front Yard (Buck Road) Setback	100 feet	499.92	192	Complies
96-77D(2)(b) Side Street Side (West of Lot 6.01) Setback	100 feet	>100	>100	Complies
96-77D(2)(b) Side Street Side (North of Lot 6.01) Setback	100 feet	>100	>100	Complies
96-77D(2)(b) Side Street Side (Adj to lots 11, 12 & 13) Setback	100 feet	>100	>100	Complies

Section	Required	Existing	Proposed	Compliance
96-77D(2)(b) Side Street Side (Adj. to lots 8 & 10) Setback	100 feet	N/A	N/A	N/A
96-77D(2)(b) Side Street Side (Adj. to lots 7 & 8) Setback	100 feet	>100	>100	Complies
96-77D(2)(c) Side Yard (Interior Side) Setback	30 feet	N/A	N/A	N/A
96-77D(2)(d) Rear Yard (Adj. to Lot 4) Setback	50 feet	>50	>50	Complies
96-77D(3)(a) Maximum Principle Building Height	35 feet	<35	<35	Complies

- * Indicates existing non-conformance.
- ** Indicates variance required.

Per §96-5, each corner lot shall have two front yards, a minimum of one (1) side yard, and one (1) rear yard. The C-2 Commercial Highway District distinguishes between two (2) types of side yards: "side street side" and "interior side". Since the property is an irregular shape with 10 sides, our office has determined the lot line designations listed in the above chart.

VARIANCES:

Bulk Variances:

1. **Front Yard Setback §96-77D(2)(a)** – The applicant has provided a front yard setback of 0 feet from Elk Road (from the residential dwelling) where a minimum of 100 feet is required. *It shall be noted that this is an existing nonconformance, but as a new use is proposed, **a variance is required.** It shall also be noted that though the survey provided shows the existing setback as 17 feet, sheet 8 shows the existing setback as 0 feet.*

PLANNING:

1. **Affordable Housing.** The applicant shall comply with all requirements of Chapter 70.E.(1) of the Elk Township Code on affordable housing development fees.
2. **Use.** The applicant shall provide operational testimony for the following:
 - a. Proposed use.

- b. Hours of operation.
 - c. Number of Employees
 - d. Parking provisions.
The applicant shall provide testimony including but not limited to confirmation that no extended or overnight parking is proposed at the site.
 - e. Proposed signage.
 - f. On-site lighting and security.
 - g. Phasing.
3. **Agricultural Buffers.** Unless the area of Lot 6 adjacent to lots 4, 8, and 13 are to remain permanently as qualified farmland, then a vegetated buffer strip of 100 feet is required adjacent to lot 4 and 50 feet is adjacent to lots 8 and 13. The applicant shall provide clarification.

PARKING AND LOADING:

- 1. Per §96-54.B., retail establishments require one (1) space for each 200 square feet of gross floor area.
- 2. The following indicates the parking demand for the site:

Required Parking:

3,000 sf / 200 sf = 15 spaces

Proposed Parking:

Automobile parking = 24 spaces
Truck parking = 28 spaces

Total Parking: = 52 spaces

- 3. The applicant has not provided justification as to the significant increase in parking proposed over the number that is required. Ample truck queuing for truck fueling dispensers is provided. The applicant shall provide validation for the need for 28 dedicated truck parking spaces in addition to the proposed 24 dedicated automobile spaces where 15 spaces in total are required or reduce the proposed number of spaces.

SIGNAGE:

1. The applicant should be prepared to discuss the proposed signage. All signage must conform to the Elk Township sign regulations (Section 96-60).
2. Regulatory signs are shown on the plans. However, all proposed site signage (details and locations) as shown on the sign package provided and noted above, shall be reflected on the proposed plan set.

GENERAL:

1. The applicant has indicated that the property's existing buildings and use will be addressed in Phase 2, but has not indicated what Phase 2 consists of or when it will occur. The applicant shall provide testimony as to when Phase 2 will occur, what it will consist of, and whether any existing structures and uses are to remain.
2. If Phase 2 does not immediately follow phase 1, our office recommends the residential use be discontinued / demolished as part Phase 1 as this use is incompatible with proposed fueling station use. If the applicant proposes to continue the residential use indefinitely, a use variance will be required.
3. The Gloucester County Planning Board review of January 18, 2025 and noted above, indicates that the proposed ingress only access along Buck Road must be closed to turning movements from the County Road. The plans shall be revised to comply with the Gloucester County Planning Board Review.
4. The applicant shall provide all existing and proposed covenants, easements and restrictions for review and approval by this office, the Board Solicitor and the Borough Solicitor as a condition any approvals.
5. The individual or party responsible for site safety of the project shall be indicated on the Cover Sheet of the plan set and all contact information shall be included.
6. There is an incorrect reference to the Township of Florence in Note #2 of the General Notes located on the Cover Sheet. The note shall be revised to read Elk Township.
7. On the Demolition / Tree Protection Plan the limits of the stone driveways to be removed should be shown.
8. The applicant shall clarify how the existing agricultural use will stay in operation during construction and during the operation of the retail building and fueling stations. Any proposed cross-access easement shall be provided and shall be shown on the plans. Testimony shall be provided.

9. Our office defers review of the Soil Erosion and Sediment Control Plans to the Gloucester County Soil Conservation Service.
10. The plans show a “future access to phase II” that runs through the southern stormwater basin. The plans shall be revised to eliminate this conflict.
11. There is tree clearing that is proposed within the limits of the wetlands buffer around the southern portion of the property near the existing pond. This shall be revised or the wetlands buffer transition area shown with the approved permit and file number.
12. Structural calculations of any retaining walls greater than 3 feet in height shall be provided. The calculations shall be signed and sealed by a New Jersey professional engineer and must be provided prior to plan endorsement by the Board.

TRAFFIC:

1. The Traffic Engineering Assessment (TEA) indicates the proposed Commercial Center – Phase 1 is proposed on existing vacant property in the southwest corner of Elk Road (County Route 538) and Buck Road (County Route 553). The TEA indicates the development will consist of a 4,180 square foot (SF) convenience store with ten (10) fueling positions, three (3) diesel fueling positions, 24 parking spaces, and 28 truck parking spaces. The TEA was prepared in accordance with typical traffic engineering standards and consistent with Township Ordinance requirements. The TEA concludes that traffic generated from the proposed development will not have significant impact on the adjacent roadway network.
2. The TEA indicates access will be accomplished via five (5) site driveways; two (2) driveways along Elk Road (CR 538) and three (3) driveways along Buck Road (CR 553). Both Elk Road and Buck Road are under Camden County jurisdiction. Camden County access review and approval will be necessary.
3. The TEA also indicates left-turn lane warrant analyses were conducted for Site Driveway #1 along Elk Road, Site Driveway #4 along Buck Road, and Site Driveway #5 along Buck Road. The warrant analyses indicated left-turn lanes are not warranted.
4. The TEA indicates the trip generation rates used to analyze the proposed site include Institute of Transportation Engineers (ITE) Land Use 945: Convenience Store/Gas Station and ITE Land Use 950: Truck Fueling. The Applicant shall indicate if the capacity analyses as well as the left turn warrant analyses incorporate the increased percentage of heavy vehicles in the overall trip generation.

5. The Truck Circulation Plan illustrates heavy vehicles entering and exiting the site along Buck Road (CR 553). The heavy vehicle turning movement illustration indicates the vehicle will encroach over the center line into oncoming traffic.
6. The Signage and Striping Plan indicates traffic signal improvements at the intersection of Buck Road (CR 553) and Elk Road (CR 538). The applicant shall indicate if these improvements have any impact on the findings of the TEA.
7. The Signage and Striping Plan indicates a one-way ingress along southbound Buck Road that leads to a two-way drive aisle. “Do Not Enter” (R5-1) signs should be placed at the transition from the one-way ingress to the two-way drive aisle so vehicles do not attempt to exit the site at this access onto Buck Road.

SITE PLANS:

1. A dimension should be added to the concrete shown above the underground fuel storage containers.
2. All ingress and egress locations for any proposed structures shall be shown on the proposed plan set.
3. Concrete wheel stops shall be provided for any parking stalls (car or truck) that does not provide full height curb.
4. The width of all concrete islands shall be noted on the plans.
5. A dimension from the proposed convenience store to the right of way of Elk Road shall be shown on the plans.
6. The fueling station concrete pad shall be dimensioned on the plans.

GRADING & STORMWATER:

1. All existing and proposed contours shall be clearly labeled on the plans.
2. Proposed spot elevations shall be provided at all proposed building and concrete pad corners.
3. Top and bottom of curb elevations shall be provided for all proposed curb
4. Proposed elevations shall be provided for all PC's and PT's.

5. The plans shall indicate a maximum slope of 3:1 for all graded areas.
6. The type of stormwater basins utilized must be labeled on the grading, drainage, stormwater management plans.
7. A description of each stormwater basin must be added to the stormwater narrative. The narrative must also include how non-structural stormwater management strategies have been addressed.
8. Typical cross sections for each type of stormwater management basin with chart indicating plan water surface elevations for the WQ 1-, 2-, 10- and 100-year projected storms must be estimate SHW.
9. Soil logs and infiltration testings must be provided for all basins. Information is missing for Basin G1-1, G1-3, G1-9, G1-10, G1-13.
10. Pipe calculations must be provided.
11. Rip rap calculations must be provided.
12. OCS-9 differs from plan and calculations atypical.
13. Details must be provided for all outlet control structures with a chart indicating type of structure with a chart indicating type of structure, weir and/or orifice elevations and top of grate.
14. A stormwater maintenance plan must be submitted.
15. Groundwater mounding calculations must be provided.
16. Pre-treatment must be provided for all basins using exfiltration during the routing.
17. One-foot of freeboard must be provided above the 100-year projected storm peak elevation in the basin in the event of infiltration failure.

UTILITIES:

1. The "Site Septic System Plan" shows the general location of the proposed septic system but does not provide any dimensions or details.
2. The "Site Septic System Plan" shall show details of the proposed system.

3. The size, type and slope of the lateral exiting the retail building should be provided on the plan.
4. The size and the depth of the proposed well shall be added to the plan.
5. A dimension from the proposed septic system to the proposed well location shall be added to the plans to demonstrate conformance with the regulations.
6. The “Site Septic System Plan” contains a “Septic System Design Flow” calculation that includes flow for the 13 fueling stations. The plan shall illustrate how the fueling stations will be connected to the septic system and if there will be any vehicle washing areas.
7. Our office defers review of the septic system design to the Gloucester County Health Department. A copy of their review and approval shall be provided prior to permits being issued for construction at the site.
8. The applicant is not proposing any other new utilities for the existing agricultural use at the site. The applicant shall provide testimony to confirm that the existing buildings will be serviced by the existing utilities at the site and no new connections are proposed.

LANDSCAPE AND LIGHTING:

1. The applicant shall replace all trees proposed to be removed from the site in accordance with §95A-3.B. A Tree Replacement Plan shall be added to the plan set.
2. A Landscape Schedule of proposed plant material shall be added to the plans.
3. Landscape details shall be added to the plans.
4. Standard Landscape Notes shall be added to the plans.
5. The plans propose no lighting in the truck parking area. Additional lighting shall be provided.
6. There is inadequate lighting at the front entrance and rear exist of the proposed convenience store. Additional lighting shall be provided.
7. The plans shall comply with Section 96-51.D. and shall include the luminaire type, wattage, pole height and type, lighting levels in footcandles and beam spread diagrams and point to point illumination diagrams, including perimeter levels.

8. The plans shall comply with Section 96-51.F. for the minimum and average intensity footcandles for commercial parking areas, entrance and exit roads and commercial building areas. A chart shall be provided indicating the minimum and average intensity footcandles. A chart has been provided however it does not appear to meet the minimum footcandle requirements for entrance and exit drives, commercial buildings or parking areas. These areas should be identified on the chart.
9. Parking lot and open area lighting shall comply with §96-51.I.
10. A light pole detail shall be shown on the plans and shall comply with §96-51.J.
11. Adequate shielding shall be employed to protect properties, streets and highways from the glare of illumination per §96-51.I(2)(h).

DETAILS:

1. The overall dimension of the concrete pad within the "Dumpster Enclosure Detail" does not match the dimensions of the concrete pad detail. This shall be revised to be consistent.
2. A bollard detail shall be provided.
3. A concrete wheel stop shall be provided.
4. Our office recommends all of the pavement to be edged by concrete curb. If curb is not proposed as a pavement edge, an appropriate edge treatment shall be provided to prevent pavement releveling.
5. Landscaping details shall be provided.
6. Lighting details shall be provided. Details of the light pole base, pole, and fixture head shall be provided.
7. A driveway apron detail shall be provided for the proposed driveway aprons to the existing agricultural use.
8. A retaining wall detail shall be provided.

Jai & Jas Real Estate, LLC
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OUTSIDE AGENCY APPROVALS:

This plan set may be subject to the review and approval of the following outside agencies. Evidence of these approvals must be submitted to the Joint Land Use Board and this office prior to the final signature of plans:

1. Gloucester County Planning Board
2. Gloucester County Soil Conservation District
3. Elk Township Fire Official
4. Gloucester County Health Department
5. NJDEP
6. Any other as may be necessary

If approved by the Board, the applicant shall revise the application materials as noted above and by the Approving Resolution. When revised plans and materials are resubmitted, they are to be accompanied with a point-by-point response keyed to this letter. We reserve the right to make additional comments pending receipt of revised or additional documentation.

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: Brandon E. DeJesus, 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

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