



LAND DEVELOPMENT APPLICATION
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

RECEIVED

JUN 05 2025

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DO NOT PUBLISH PUBLIC NOTICE OR MAIL NOTICE TO THE OWNERS OF PROPERTY WITHIN 200 FEET UNTIL YOU HAVE RECEIVED THE DATE ASSIGNED FOR THE PUBLIC HEARING FROM THE BOARD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: 6-5-2025

Application Number: SP-25-01
Application/Escrow Fees: paid

Date Deemed Incomplete:
Date Deemed Complete:

Date of Public Hearing:
Resolution Number:

Check all applicable:

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

1. Subject Property

Block(s): 50 Lot(s): 15 Zone Designation: C-2 Tax Map page: 27

Property Location: 705 Buck Road, Monroeville, NJ 08343

Dimensions: Frontage 330 ft. Depth 383 ft. Total Area 2.56 Ac

2. Applicant's Name: Jags United Corporation, C/O Bhupinder Sigh

Company Name: Jags United Corporation, C/O Bhupinder Sigh

Address: 143 Nathan Hale Drive, Woodbury NJ, 08096

Phone Number: email:

Applicant is a: x Corporation Partnership Individual

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

FILE COPY

3. Property Owner's Name: Bhupinder Sigh

Company Name: Jags United Corporation

Address: 143 Nathan Hale Drive, Woodbury NJ, 08096

Phone Number: _____ email: _____

***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: Richard Coe, Esquire

Firm: Weir LLP

Address: 20 Brace Road, Suite 201

Cherry Hill, NJ 08034

Phone Number: 856-740-1490 Fax #: 856-740-1491 Email: rcoe@weirlawllp.com

5. Engineer's Name: William Parkhill, PE

Firm: Midatlantic Engineering Partners

Address: 2026B Briggs Road, Suite 300, Mt. Laurel, NJ 08054

Phone Number: 609-602-2466 Fax #: _____ Email: wjp@midatlanticeng.com

For Site Plans:

Commercial Industrial Other _____

Land to be developed 2.56 acres

Building size: 8,000 sf # of parking spaces 24

Proposed use: Truck maintenance facility

For Residential:

Area of entire tract _____ acres

Portion to be subdivided _____

of lots created _____ # of units planned _____

Proposed use: _____

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 # 553(Buck Rd) & 538 (E. Elk Rd)
 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 Soil Conservation District - Pending _____
 Gloucester County Planning Board - Pending _____
 Gloucester County Department of Health (For Well & Septic) _____

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: Undeveloped _____

Proposed use: Truck maintenance facility _____

8. Applicant's Planning Consultant: _____

Address: _____

Phone Number: _____ Fax #: _____ Email: _____

9. Applicant's Traffic Engineer: Nathan Mosley, PE, CME Shropshire Associates, LLC

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

Phone Number: 609-714-0400 Fax #: _____ Email: nmosley@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: _____
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: _____
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) 109,009 sf
Total number of proposed dwelling units: _____
Commercial square footage: 8,000 sf building

Site Plan Waiver: Reason for request: attached

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):

None requested.

13. Said property has dimensions of 429'x330'x337'x264' and area of 2.56 ac and is improved with the following structures: 8,000 sf building (truck maintenance facility), parking, grading, stormwater, well & septic.
(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: 8,000 sf building Total Square footage: 8,000 sf building
Feet wide: 80'x100' Height: 24' 8"
Stories: 1 level

16. Setbacks of building (corner properties have 2 fronts):
Front: 100' from road Rear: 64.81'
widening easement
Side: 80.42' Side: N/A - 2 fronts, 1 side, 1 rear (corner lot)
% Building Coverage: 7.2%
% Impervious Coverage: 45%

17. Date property acquired: 06/23/23
Prevailing zoning at time of acquisition: C-2
Current Zoning: C-2

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 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)?
N/A

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.

N/A

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):

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):

This application seeks approval for a 3 bay, 8,000 sf truck maintenance facility with truck parking, employee parking, stormwater management basins, septic, and a well.

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

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

30. Total proposed dwelling units: N/A

31. Total proposed professional offices: N/A

32. Total proposed floor area: 8,000 sf

33. Total proposed parking spaces: 24

***Land Development Application, Rev. February 2019

WAIVER REQUESTS

- 8) *Copies of applications to and certification of approvals from all outside agencies with jurisdiction over the proposal (Gloucester County, NJDEP, NJDOT, Soil Conservation District, etc.)*
We request a temporary waiver pending our site plan approval. When we apply and receive approval from outside agencies, we will provide copies to your office.
- 29) *An environmental impact statement as per §96-44 of this chapter.*
We request a waiver but will provide if required by the Board prior to approval.
- 30) *A Phase I Environmental Assessment report conforming to current ASTM standards in accordance with §62A*
We request a waiver but will provide if required by the Board prior to approval.
- 41) *Location of existing wells and septic systems and distances between them, and on adjacent properties where required by the Board*
No existing wells or septic systems are located on the project site. However, locations on adjacent properties were not identified or located during the initial survey. We request a waiver but will comply if required by the Board.
- 49) *The location of all existing trees or tree masses, indicating general sizes and species of trees in accordance with Township Ordinances.*
We request a waiver but will provide if required by the Board prior to approval.
- 50) *Tree Protection Plan, limits of clearing in accordance with Township Ordinances.*
We request a waiver but will provide if required by the Board prior to approval.
- 63) *Cross sections and center-line profiles of all existing or proposed streets or water courses with dimensions at 50 foot intervals.*
We request a temporary waiver and will be provided as necessary for county approval.
- 67) *If on-site sewerage disposal is required (septic system), the results and location of all percolation tests and test borings.*
We request a temporary waiver and will comply once site is cleared (proposed septic field location is inaccessible).
- 77) *Size, type, copy and location of all proposed signs.*
We request a waiver and will apply separately if the owner requests signage.
- 84) *Letter containing a list of all items not installed or completed and to be covered by a performance guarantee, with quantities and cost of each item and the total cost of all items.*
We request a temporary waiver and will comply once site plan approval is granted.

Elk Township Stormwater management requirements for major development:

§86-4R(1)(c) Design stormwater management measures so that the post-construction peak runoff rates for the two-, ten- and 100-year storm events are 50%, 75% and 80%, respectively, of the preconstruction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed; or

We request a waiver from the strict compliance from the stormwater runoff quantity requirements in accordance with §86-4D(2). Alternative analysis in the stormwater management report proves that the applicant complies with the requirements of §86-4R(1)(c) to the maximum extent practicable.