



October 31, 2025

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

Attn: Ann Marie Weitzel, Board Secretary

Re: Daniel & Susan Ferrazzano
786 Elk Road
Block 41 Lot 14.01
Bulk Variance
RE Rural Environmental Residential District
Elk Township Application ZB-25-02
Bach Associates Proj. No. ETPB2025-8

Dear Chairman Afflerbach and Members of the Board:

Our office has received the following items submitted for the above referenced project:

1. Notice of Appeal (Bulk Variance Application Form) and attachments.
2. Land Development Checklist.
3. Photograph of existing garage.
4. Rendering of proposed garage.
5. Plan entitled "Bulk Variance/Grading Plan for Daniel & Susan Ferrazzano, 786 Elk Road, Plate: 22, Lot(s): 14.01, Block: 41, Township of Elk, Gloucester County, New Jersey", prepared by Clancy & Associates, Inc., dated 4-24-25, no revision.

PROJECT SUMMARY:

The application is for a bulk variance to permit the construction of an 888 square foot addition to an existing pole barn at a property located on the southwesterly side of Elk Road (CR 538) between Hardingville Road (CR 609) and Railroad Avenue. The property contains an existing 2-story masonry and frame dwelling, a 1-story pole barn, bituminous driveway, and associated site improvements. The property is located within the RE Rural Environmental Residential zoning district and is surrounded by other properties also in the Rural Environmental Residential zoning district.

COMPLETENESS:

The application is complete. The application can be scheduled for the next available hearing.

ZONING

The property is within the RE Rural Environmental Zoning District which permits agricultural uses, single-family dwellings, public parks and playgrounds, and accessory uses that are customarily incidental and subordinate to the primary use on site.

The following table indicates the bulk standards for the lot based on the current RE standards for cluster development. The zoning standards are provided below.

| Section | Required | Existing | Proposed | Compliance |
|---|-----------|------------|-------------------|-----------------|
| §96-71D(2) Min Lot Size | 80,000 sf | 133,727 sf | 133,727 sf | Complies |
| §96-71D(3) Min Front Yard Setback | 50 ft | 108 ft | 108 ft | Complies |
| §96-71D(4) Min Rear Yard Setback | 40 ft | 551.7 ft | 551.7 ft | Complies |
| §96-71D.(5) Min Side Yard Setback | 20 ft | 49.8 ft | 49.8 ft | Complies |
| §96-71D.(5) Min Side Yard Setback (aggregate) | 50 ft | 128.4 ft | 128.4 ft | Complies |
| §96-71D.(6)(a) Min Width at Building Line | 150 ft | 185 ft | 185 ft | Complies |
| §96-71D.(7) Min Lot Depth | 200 ft | 747.6 ft | 747.6 ft | Complies |
| §96-71D.(9)(a) Min Lot Frontage | 135 ft | 185 ft | 185 ft | Complies |
| §96-71D.(10) Max Height | 35 ft | <35 ft | <35 ft | Complies |
| §96-71D.(11) Maximum Building Coverage | 15% | 3.5% | 4.2% | Complies |
| §96-71D.(12) Max Impervious | 20% | 5.4% | 7.7% | Complies |
| §96-80.A.(3) Max Garage Size (2 acres or greater) | 2,400 sf | 2,220 sf | 3,108 sf** | Variance |
| §96-80.A.(6) Min Garage Side Yard Setback (2,400 sf or Greater) | 50 ft | 15* ft | 15 ft** | Variance |
| §96-80.A.(6) Min Garage Rear Yard Setback | 50 ft | 499.8 ft | 499.8 ft | Complies |
| §96-80.A.(12) Max Garage Height | 25 ft | 25 | 25 | Complies |

*Indicates preexisting nonconformance

**Indicated variance requires

VARIANCES:

1. Maximum Garage Size §96-80.A(3) – The applicant is proposing garage area of 3,108 square feet where the maximum permitted garage size for lots greater than three (3) acres is 2,400 square feet. **A variance is required.**
2. Minimum Garage Side Yard Setback §96-80.A(3) – The applicant is proposing garage side yard setback of 15 feet where the minimum required side yard setback is 20 feet. *It shall be noted that this is an expansion of an existing nonconformance.* **A variance is required.**

Standard of Proof for “C” Variances

The applicant must provide testimony to justify the requested variances. For a C(1) variance, the applicant must demonstrate that the strict application of the zoning regulations to the property create a hardship or result in exceptional practical difficulties by reason of the exceptional shape of the property or the exceptional topographic conditions uniquely affecting the property, or the structures lawfully existing upon the property.

For a C(2) variance the applicant must show that the proposed variance advances the purposes of municipal land use law and that the benefits of the deviation would substantially outweigh any detriments. The applicant should address whether the proposed variance will substantially impair the intent of the Master Plan or zoning plan and whether there are any potential impacts to the public good.

REVIEW COMMENT(S):

1. Though the plan provided indicates a proposed garage addition of 24 feet by 36 feet, the applicant has verified that the proposed garage addition will be the width of the existing garage, which is 37 feet. The plan shall be revised to indicate the correct size and orientation of the proposed addition.
2. It shall be noted that in accordance with §96-80.A(10) that “Accessory structures shall not be used for living quarters or to conduct business unless a variance is specifically approved by the Zoning Board”, and that sanitary sewer shall not be extended to the garage. The applicant shall provide testimony regarding the use of the existing/proposed garage.
3. **Grading.** Per §96-66.M., as the proposed disturbance will be in excess of 600 square feet, the applicant shall not be issued a building permit until grading plan application is submitted and approved.

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Any and all approvals shall be conditioned upon the applicant addressing the above comments and any and all concerns of the Planning Board contained in the approving resolution.

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: Brandon E. DeJesus, Esq., Board Solicitor
Daniel & Susan Ferrazzano, Applicants/Owners
James A. Clancy, PE, PLS, PP, Applicant's Professional

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