



**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF ELK**

**NOTICE OF APPEAL
(USE VARIANCE APPLICATION FORM)**

RECEIVED

JUL 31 2025

TOWNSHIP OF ELK
CONSTRUCTION OFFICE

DATE: 7/25/25
APPEAL NO: ZB-25-01

Note: The application must be deemed administratively complete before it will be scheduled for a hearing. All requested information must be submitted for the application to be deemed complete.

Appeal is hereby made by the undersigned (check applicable item or items):

For a variance or special exception from the terms of the Zoning Ordinance of the Township of Elk

From the action or decision of the Zoning Administrative Officer

Parcel: Block/lot 6 / 32 Address: 541 Bridgeton Pike, Mullica Hill, NJ 08062

Applicant: Amtech Fence LLC t/a Deck & Fence Superstore LLC

Address: 541 Bridgeton Pike, Mullica Hill, NJ 08062

Phone: _____ Email: _____

Property Owner: BROSB4CEOS, LLC

Address: 5950 Route 42, Turnersville, NJ 08012

Attorney (if any) Dante Parenti, Esq. and Christopher Mullen, Esq.

Address: 591 Mantua Blvd., Suite 200, Sewell, NJ 08080

Phone: 856-669-2588 Email: dparenti@lauletta.com and cmullen@lauletta.com

Professional preparing plans: Consulting Engineer Services

Address: 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081

Phone: 609-685-0825 Email: sshriver@ces-1.com

Interest of appellant if not owner (agent, lessee, etc.) owner

1. Application relates to: (check applicable item or items)

Use Lot Area _____ Yards _____ Height _____

Existing Building Proposed Building _____ Other _____

2. Brief description of real estate affected, location (Block & Lot, Tax Map No. Street address):

Block/Lot(s): 6 / 32 Address: 541 Bridgeton Pike Tax Map Sheet No.: _____

Lot size: 26.8 acres

Present use: Deck and Fence Superstore (warehouse storage, office use, wholesale fence and deck sales)

Present zoning classification: LD (Neighborhood Commercial Overlay)

Present improvements upon land: One 3,380 sf existing office / warehouse and two additional warehouses approximately 4,828 and 3,380 sf.

3. If this is an appeal from action of the Zoning Administrative Officer, complete the following:

Date of determination made: _____

Your statement of alleged error: _____

4. Action desired by appellant: (Give a brief description of your proposed use, including the number of professionals and/or employees, the number of anticipated clients or customers per hour, anticipated days and hours of business and anticipated number of deliveries per day, if applicable.)

Applicant seeks a certificate of occupancy and use variances for (i) operation of its Deck and Fence Superstore (wholesaling fencing, railing and decking supplies) and (ii) outdoor storage of its products and inventory.

Applicant's employees (20) pickup materials on site and deliver products to Applicant's customers.

Applicant seeks approval to continue its operations without making changes to the property.

Applicant also seeks any and all additional variances or requirements as the board may deem necessary.

5. Reasons appellant believes Board should approve desired action (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).

See attached. Certified planner testimony to be provided at the scheduled hearing to satisfy the special reasons.

6. Has previous appeal been filed in connection with these premises? 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. _____

7. Plans signed and sealed by the appropriate professional at a scale of 1 inch to 50 feet or better, clearly showing the following information:
 - A. Existing Conditions Plan showing the existing conditions and structures on the property, based on a recent survey.
 - B. Proposed Conditions Plan showing the proposed improvements to the property.
The proposed conditions plan must include:
 1. Required Bulk and area regulations and the ability to meet;
 2. north arrow and scale;
 3. proposed buildings or additions;
 4. proposed parking;
 5. proposed access to parking and building;
 6. approximate dimensions of lot and existing and proposed buildings;
 7. approximate setbacks of existing and proposed structures and parking areas from property lines;
 8. names of owners of adjacent lots;
 9. approximate distance from your property line to existing buildings on adjacent lots;
 10. uses on lots adjacent to property;
 11. location of public and private roads adjoining the property;
 12. location of existing or proposed easements;
 13. location of wooded areas and limits of proposed clearing;
 14. location of any wetlands or other natural features;
 15. Photographs (minimum of 3) of the site taken from the opposite side of the street and to show any unusual physical aspects of the site and any other vantage that would be instructive.
 - C. Floor plan of the existing building and structures and any proposed buildings and structures showing dimensions of rooms, total square footages and proposed use of the rooms.

All of the above items must be submitted with the application or a waiver explicitly requested, in writing, stating why you feel the waiver should be granted. The application must be deemed complete before it will be scheduled for a hearing.

I hereby depose and say that all of the above statement and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.



Signature of applicant



Signature of property owner

Sworn to and Subscribed
before me this 25th day
of July, 2025.


VALERIE MARR
Notary Public, State of New Jersey
My Commission Expires 3/7/2027