

January 15, 2026

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

Attn: Ann Marie Weitzel, Board Secretary

Re: Amtech Fence LLC  
Block 6, Lot 32  
541 Bridgeton Pike  
Use Variance  
Review #3 - Technical  
LD Low Density Residential District & NCO Neighborhood Commercial Overlay  
Elk Township Application ZB-25-01  
Bach Associates Proj. #ETPB2025-6

Dear Chairman Afflerbach and Members of the Board:

The following items were submitted with the application and addressed in our review dated September 12, 2025:

1. Zoning Board of Adjustment Use Variance Application form submitted July 25, 2025.
2. List of waivers.
3. Photograph exhibit.
4. 8 1/5 inch plans entitled "June 14, 2021 Site Plan situate 541 Bridgeton Pike Plate 2, Block 6, Lot 32, Township of Elk, Gloucester County, New Jersey", prepared by Ransom Consulting LLC, dated June 14, 2021 and unsigned (6 sheets). Plans were illegible and unsigned.

At the September 17, 2025 hearing, the Planning Board deemed the application incomplete.

The following additional items were submitted for completeness on October 14, 2025:

1. Cover letter prepared by Lauletta Birnbaum Attorneys at Law, dated October 14, 2025.
2. Overview of Use.
3. Survey entitled "Plan of Survey and Topography #541 Bridgeton Pike, Situate Plate 2, Block 6, Lot 32, Township of Elk, Gloucester County, New Jersey" prepared by Pinchin, LLC, dated 10-13-25, no revision.
4. Plan entitled "Existing Conditions and Variance Plan, #541 Bridgeton Pike, Situate Plate 2, Block 6, Lot 32, Township of Elk, Gloucester County, New Jersey" prepared by Pinchin, LLC, dated 10-13-25, no revision.

### **PROJECT SUMMARY:**

We have reviewed the application and supporting documents submitted by Amtech Fence, LLC for a use variance to allow a deck and fence superstore consisting of warehouse storage, office use, wholesale fence and deck sales, and outdoor storage of products and inventory.

The existing property fronts on Bridgeton Pike, north of the intersection with Moods Road. It is within the LD Low Density District and the Neighborhood Commercial Overlay. No improvements are proposed to the property. The property generally contains one (1) 3,380 sf of existing office / warehouse building and two additional warehouse buildings. The applicant is seeking a use variance only at this time and if required and will submit a site plan application in the future. The proposed uses are not permitted in the LD or NCO Districts, which necessitates the requested use variance.

### **COMPLETENESS:**

At the Planning Board meeting December 17, 2025, the application was deemed complete. Submission waivers were granted by the Board for the following checklist items:

- #8 requires 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.) **Waiver granted.**
- #9 requires that the plat/plan shall be prepared under the supervision of and be signed and sealed by a licensed New Jersey land surveyor, professional planner, professional engineer or registered architect in accordance with the provisions of N.J.A.C. 13:40-7.1, et seq. **Provided.**
- #11 requires the source and date of current or recertified property survey prepared and scaled by a registered NJ Land surveyor (prepared or certified within the last 1 year). **Provided.**
- #15 requires statement providing an overview of the proposed uses of the land and improvements, alternations, or additions. **Provided.**
- #25 requires that plans shall be prepared at a minimum scale of one (1) inch equals fifty (50) feet. If the entire plan does not fit on one sheet, an overall plan with entire tract on one sheet shall be included at a smaller scale (1"=100' or 200'). **Waiver granted.**
- #27 requires north designation by arrow on each sheet. **Provided.**

- #35 requires a schedule of mandated and provided zoning district requirements, including total acreage, lot area, lot width, lot depth, yard setbacks, building coverage and square footage, lot coverage, open space area, density and parking. Anticipated number of residents or number of employees should also be included. **Provided.**
- #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. Shall be provided at the time of site plan application.**
- #43 requires the existing and proposed use of all building and structures including bridges, culvers, paving, light, signs and grade elevations for each structure. **Provided. The applicant shall provide testimony.**
- #55 requires Contours at 20 foot intervals for the entire tract and within 100 feet (USGS Topographic maps are sufficient) and conformance with the grading plan requirements in section 96-66M prior to the issuance of any building permits. **Provided. However, contour labels are not legible. A revised plan shall be submitted at site plan application.**
- #67 requires if on-site sewerage disposal is required (septic system), the results and location of all percolation tests and test borings. **Waiver granted.**
- #73 requires a letter of interpretation from the New Jersey Department of Environmental Protection **Provided.**

**OWNER/APPLICANT:**

Applicant: Amtech Fence, LLC t/a Deck & Fence Superstore, LLC  
541 Bridgeton Pike  
Mullica Hill, NJ 08062

Owner: BROS4CEOS, LLC  
5950 Route 42  
Turnersville, NJ 08012

### **ZONING:**

The property is within the Low Density (LD) and Neighborhood Commercial Overlay (NCO) 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 subject property was the subject of a March 1990 approval by the Elk Township Zoning Board of Adjustment to allow the operation of a wood-chipper and the sale of garden supplies and wood mulch. It is also noted that the subject property was the subject of a March 1991 amended approval by the Elk Township Zoning Board of Adjustment that restricted the subject property to only one driveway entrance.

### **VARIANCES:**

#### **Use Variance:**

1. The applicant is proposing a deck and fence superstore consisting of warehouse storage, office use, wholesale fence and deck sales, and outdoor storage of products and inventory. A deck and fence superstore with outside storage is not a permitted use in the LD or NCO Districts. **A D(1) variance is required.**
2. On sheet 3 of the site plan provided, the planned building is described as a "wood cutting building". The applicant shall provide testimony. **A D(1) variance is required.**
3. The applicant has provided information as to the proposed use of the subject property. The applicant should be prepared to provide testimony in support of the use variance at the hearing. Information about the proposed deck and fence superstore consisting of warehouse storage, office use, wholesale fence and deck sales, and outdoor storage of products and inventory:
  - a. Operation of the subject property
  - b. Hours of operation for each use
  - c. Number of employees
  - d. The location and disposal of trash and recycling.
  - e. Ingress and egress
  - f. Parking / truck storage
  - g. Area to be dedicated to outdoor storage
  - h. Proposed signage
  - i. Buffering
  - j. Subleasing as it observed that portions of the subject property may be utilized from other entities than Amtech Fence.

### **Standard of Proof for "D" Variances**

For "D" variances it is the applicant's obligation to present the "Positive" and "Negative" criteria to justify the variance. The applicant must prove to the satisfaction of the Board that there are "special reasons" for the Board to exercise its jurisdiction to grant the requested relief, demonstrating that the site is particularly suited to the proposed use and that the proposal will advance the purposes of Municipal Land Use Law (N.J.S.A. 40:55D-2) and the Township's Master Plan and Zoning ordinances (POSITIVE).

The applicant must also show that the variance can be granted without substantial detriment to the public good and that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance (NEGATIVE). The applicant should provide testimony demonstrating that the proposal will meet the variance criteria.

### **GENERAL COMMENTS:**

1. Google earth aerial imagery shows that between April 2023 and October 2024, the applicant covered approximately 80,000 square feet with stone and began using the area for storage.
2. The applicant shall discuss anticipated improvements to the property. The applicant shall clarify the specific use of each structure on the premises.
3. The applicant shall provide testimony as to the existing/proposed use of the storage trailer.
4. It shall be noted that the trash enclosure is currently being utilized for water storage. The applicant shall provide testimony.
5. The applicant shall confirm in testimony that no access will be provided via the small portion of the property that fronts on Moods Road. We recommend a deed restriction be provided.
6. If a use variance is granted, then the applicant shall be required to submit a site plan application.

We reserve the option to make additional comments as more information becomes available.

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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  
Amtech, LLC, Applicant  
BROSB4CEOS, LLC, Owner  
Dante Parenti, Esq., Applicant's Attorney  
Consulting Engineering Services, Applicant's Professional

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