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LAND DEVELOPMENT APPLICATION TOWNSHIP OF ELK
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY 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DO NOT PUBLISH PUBLIC NOTICE OR MAIL NOTICE TO THE OWNERS OF PROPERTY WITHIN 200 FEET UNTIL YOU HAVE RECEIVED THE DATE ASSIGNED FOR THE PUBLIC HEARING FROM THE BOARD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: 3/2/26

Application Number: SD-26-01
Application/Escrow Fees: paid (signature)

Date Deemed Incomplete:
Date Deemed Complete:

Date of Public Hearing:
Resolution Number:

Check all applicable:

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

1. Subject Property

Block(s): 55 Lot(s): 8 and 9 Zone Designation: R Tax Map page:

Property Location: 923 and 925 Aura Road

Dimensions: Frontage 296 ft Depth 409-457ft Total Area 146,180 sf

2. Applicant's Name: Dylan and Hannah Oldt

Company Name: N/A

Address: 925 Aura Road

Phone Number: email:

Applicant is a: Corporation Partnership Individual

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

3. Property Owner's Name: Dylan and Hannah Oldt Timothy and Lindsay Harrison  
Lot 8 Lot 9

Company Name: \_\_\_\_\_

Address: 925 Aura Road 923 Aura Rd

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: M. Brian Hall, Esquire

Firm: Ward, Shindle & Hall

Address: 196 Grove Avenue Suite A

Phone Number: 856-853-7771 Fax #: 856-853-0146 Email: bhall@wshlawyers.com

5. Engineer's Name: Erik F. Valentin [Surveyor]

Firm: Ewing Associates

Address: 900B N. Delsea Drive, Clayton, NJ 08312

Phone Number: 856-881-4931 Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

**For Site Plans:**

Commercial  Industrial  Other \_\_\_\_\_

Land to be developed \_\_\_\_\_ acres

Building size: \_\_\_\_\_ # of parking spaces \_\_\_\_\_

Proposed use: \_\_\_\_\_

**For Residential:** Lot 8 45,204 SF Lot 9 100,975 SF

Area of entire tract \_\_\_\_\_ acres

Portion to be subdivided 35,960 SF is to be conveyed from Lot 9 to Lot 8

# of lots created Existing 2 lots will remain # of units planned No new construction

Proposed use: Residential - adjust property lines between Lots 8 and 9

Does the application require any variances?  Yes  No Lot 9 total area requires a variance  
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 # 667  
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 Planning Board \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Residential \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed use: Residential. Adjust property lines between Lots 8 and 9. A portion of land to be conveyed from Lot 9 to Lot 8.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Applicant's Planning Consultant: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

9. Applicant's Traffic Engineer: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

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): 2  
Number of proposed dwellings: 2 existing and remaining

**Site Plan:** Area to be disturbed (square feet) \_\_\_\_\_  
Total number of proposed dwelling units: \_\_\_\_\_  
Commercial square footage: \_\_\_\_\_

**Site Plan Waiver:** Reason for request: No new construction, no clearing, no grading changes, no soil disturbances, no soil borings are proposed.

\_\_\_\_\_

\_\_\_\_\_

**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):

A variance is requested for Lot 9 for the minimum lot area. 80,000 SF is required and 65,014 SF is provided.

13. Said property has dimensions of \_\_\_\_\_ and area of 146,180 sf and is improved with the following structures: 1 residential house on each existing lot  
(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: N/A  
Square footage of Building footprint: \_\_\_\_\_ Total Square footage: \_\_\_\_\_  
Feet wide: \_\_\_\_\_ Height: \_\_\_\_\_  
Stories: \_\_\_\_\_

16. Setbacks of building (corner properties have 2 fronts):  
Front: Lot 8 75.14 Lot 9 40. Rear: Lot 8 326.30 Lot 9 352.63  
Side: Lot 8 47.39/77.25 Side: Lot 9 39.31/204.74  
% Building Coverage: Lot 8 13.4% Lot 9 5.3%  
% Impervious Coverage: \_\_\_\_\_

17. Date property acquired: Lot 8: Oct 2022; Lot 9: Nov 2024  
Prevailing zoning at time of acquisition: Residential  
Current Zoning: Residential

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.

N/A



34. Are there any off-tract improvements required or proposed? No.

35. What form of security does the applicant propose to provide as performance and maintenance guarantees?  
N/A

36. Other approvals which may be required and date plans submitted:

	Yes	No	Date Application Submitted
County Planning Board Approval	<u>X</u>	<u>      </u>	<u>To be submitted</u>
County Health Department	<u>      </u>	<u>X</u>	<u>      </u>
County Soil Conservation District	<u>      </u>	<u>X</u>	<u>      </u>
Elk Municipal Utilities Authority	<u>      </u>	<u>X</u>	<u>      </u>
NJ Department of Transportation	<u>      </u>	<u>X</u>	<u>      </u>
NJ Department of Environmental Protection	<u>      </u>	<u>X</u>	<u>      </u>
Stream Encroachment Permit	<u>      </u>	<u>X</u>	<u>      </u>
Waterfront Development Permit	<u>      </u>	<u>X</u>	<u>      </u>
Wetlands Permit	<u>      </u>	<u>X</u>	<u>      </u>
LOI (letter of Interpretation)	<u>      </u>	<u>X</u>	<u>      </u>
Other <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
Other <u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

I hereby consent to the filing of this application and consent to allowing Township representatives to perform on site visits. (Both signatures are required.)

Applicant's Signature: Hannah Oldt Dylan Oldt Date: 1/9/25

Owner's Signature: Hannah Oldt Date: 1/9/25

Dylan Oldt Date: 1/9/25  
Dylan and Hannah Oldt

Sworn to and Subscribed  
before me this        day  
of January 20 26.

Jennifer Pizzo  
Notary Public

I hereby consent to the filing of this application and consent to allowing Township representatives to perform on site visits. (Both signatures are required.)

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature: Timothy P. Harrison Date: 2/11/26

Lindsay M. Harrison Date: 2/11/26  
Timothy P. Harrison and Lindsay Harrison

Sworn to and Subscribed  
before me this \_\_\_\_ day  
of January \_\_\_\_\_ 20 26.

Jennifer Pizzo  
Notary Public

Jennifer Pizzo  
NOTARY PUBLIC  
State of New Jersey  
ID# 50101959  
My Commission Expires 3/29/2029

Notary Required

AFFIDAVIT OF APPLICANT

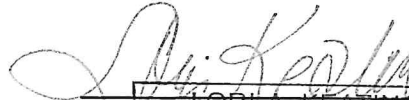
STATE OF New Jersey }  
COUNTY OF Gloucester }<sup>ss.</sup>

Dylan and Hannah Oldt, of full age being duly sworn according to law on oath deposed and says that all of the above statements and the statements contained in the papers submitted in connection with this application are true.

  
(Signature of Applicant)

Dylan and Hannah Oldt  
(Print name of Applicant)

Sworn and subscribed before me this 20<sup>th</sup> day  
of Feb, 2026.

  
(Notary) **LORI A. KEATING**  
Commission # 50152450  
Notary Public, State of New Jersey  
My Commission Expires  
02/22/2026

AFFIDAVIT OF OWNERSHIP

STATE OF New Jersey }  
COUNTY OF Gloucester }<sup>ss.</sup>

Dylan and Hannah Oldt, of full age, being duly sworn according t law, on oath deposes and says, that deponent resides at 925 Aura Road in the County of Gloucester and State of NJ; and that I am the owner of all that certain lot, piece of parcel of land known as Block (s) 55 Lot(s) 8 on the Tax Map of Elk Township, which property is the subject of the above application , and that said application is hereby authorized by me.

  
(Signature of Property Owner)

Dylan and Hannah Oldt  
(Printed Name of Owner)

Sworn and subscribed before me this 11 day  
of Feburary, 2026.

  
(Notary)

Jennifer Pizzo  
NOTARY PUBLIC  
State of New Jersey  
ID# 50101959  
My Commission Expires 3/29/2029



### List of Waivers Requested

13. Metes and bounds descriptions: To be provided as condition of approval when subdivision deed is submitted for review.

19. Proposed Street Names: Not applicable as no new construction is proposed and this is only a lot line adjustment between adjacent properties

36. Title Policy: Waiver requested

38. Pictures: Waiver requested. This is a lot line adjustment only.

49. Location of trees: Waiver requested as no construction or clearing is proposed as part of the lot line adjustment.

50. Tree Protection Plan: See #49

55. Contours at 20-foot intervals: Waiver requested as no new construction or soil disturbance is proposed.

57. Grading Plan: See #55

58. Soil Erosion Pan: See #55

59. Soil Borings: See #55

66. Commitment from MUA: Lot line adjustment only. Existing houses to remain. No new construction.

67. Percolation Tests: See #66

73: LOI from DEP: See #66

75. Utility plans: See #66

