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**LAND DEVELOPMENT APPLICATION
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY**

MAR 23 2026

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DO NOT PUBLISH PUBLIC NOTICE OR MAIL NOTICE TO THE OWNERS OF PROPERTY WITHIN 200 FEET UNTIL YOU HAVE RECEIVED THE DATE ASSIGNED FOR THE PUBLIC HEARING FROM THE BOARD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

Application Number: _____
Application/Escrow Fees: _____

Date Deemed Incomplete: _____
Date Deemed Complete: _____

Date of Public Hearing: _____
Resolution Number: _____

Check all applicable:

- 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): 31 Lot(s): 2.01 Zone Designation: R Tax Map page: _____

Property Location: 893 Aura Road, Elk Township, NJ.

Dimensions: Frontage 158.74 Depth 345.92 Total Area 8.32 AC

2. Applicant's Name: Tom Bailey

Company Name: N/A

Address: 893 Aura Road, Elk Township, NJ.

Phone Number: _____ email: _____

Applicant is a: Corporation Partnership Individual

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

3. Property Owner's Name: Same as Applicant.

Company Name: _____

Address: _____

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: Jeffrey Downs, Esq.

Firm: J. Downs Law

Address: 69 South Main Street, Mullica Hill, NJ 08062

Phone Number: (856) 418-1272 Fax #: _____ Email: jeff@jdownslaw.com;
nick@jdownslaw.com

5. Engineer's Name: Wayne W. Burgett

Firm: Zenith/Nadir Survey

Address: 132 E. Clinton Street, Clayton, NJ 08312

Phone Number: (856) 881-8677 Fax #: (856) 863-0844 Email: zenithnadir@verizon.net

For Site Plans:

Commercial Industrial Other _____

Land to be developed 8.3 acres

Building size: _____ # of parking spaces _____

Proposed use: Sale and Repair of Motor Vehicles

For Residential:

Area of entire tract N/A 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 # _____
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:

N/A

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: Sale and Repair of Motor Vehicles

Proposed use: Continued Sale and Repair of Motor Vehicles

8. Applicant's Planning Consultant: N/A

Address: _____

Phone Number: _____ Fax #: _____ Email: _____

9. Applicant's Traffic Engineer: N/A

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: N/A

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: Tom Bailey

Nature of testimony: Property has been used for Sale and Repair of Motor Vehicles for Decades

Name: _____

Nature of testimony: _____

12. **Subdivision:** Number of lots created (include remainder): N/A

Number of proposed dwellings: N/A

Site Plan: Area to be disturbed (square feet) _____

Total number of proposed dwelling units: _____

Commercial square footage: _____

Site Plan Waiver: Reason for request: Property had previously been approved for requested use.

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):

N/A

13. Said property has dimensions of 441.94 x 345.92 and area of 8.3 AC and is improved with the following structures: N/A

(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: N/A Total Square footage: _____

Feet wide: _____ Height: _____

Stories: _____

16. Setbacks of building (corner properties have 2 fronts):

Front: N/A Rear: _____

Side: _____ Side: _____

% Building Coverage: _____

% Impervious Coverage: _____

17. Date property acquired: _____

Prevailing zoning at time of acquisition: C-1

Current Zoning: R

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.

May 20, 1992, approval of pole barn for Sale and Repair of Motor Vehicles. See attached.

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):

N/A

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):

Seeking continued approval to use property for Sale and Repair of Motor Vehicles as previously approved

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.) _____

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

30. Total proposed dwelling units: _____

31. Total proposed professional offices: _____

32. Total proposed floor area: _____

33. Total proposed parking spaces: _____

34. Are there any off-tract improvements required or proposed? _____

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

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

	Yes	No	Date Application Submitted
County Planning Board Approval	_____	_____	_____
County Health Department	_____	_____	_____
County Soil Conservation District	_____	_____	_____
Elk Municipal Utilities Authority	_____	_____	_____
NJ Department of Transportation	_____	_____	_____
NJ Department of Environmental Protection	_____	_____	_____
Stream Encroachment Permit	_____	_____	_____
Waterfront Development Permit	_____	_____	_____
Wetlands Permit	_____	_____	_____
LOI (letter of Interpretation)	_____	_____	_____
Other _____	_____	_____	_____
Other _____	_____	_____	_____

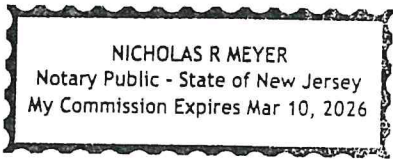
I hereby consent to the filing of this application and consent to allowing Township representatives to perform on site visits. (Both signatures are required.)

Applicant's Signature: *Don RB* Date: 3-2-26

Owner's Signature: *Don RB* Date: 3-2-26

Date: _____

Sworn to and Subscribed before me this 2 day of March 2026.



Nicholas Meyer
Notary Public