



May 18, 2026

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

Attn: Ann Marie Weitzel, Board Secretary

Re: Tom Bailey
Block 31, Lot 2.01
893 Aura Road
Site Plan Waiver
R - Rural Residential District
Elk Township Application SP-26-01
Bach Associates Proj. #ETPB2026-4

Dear Chairman Afflerbach and Members of the Board:

We have reviewed the application and supporting documents submitted by Thomas Bailey for site plan waiver for an existing automobile repair and used car sales lot. The applicant is seeking a site plan waiver, which was a condition of the 1992 use variance approval (Resolution #92-4). The 8.32 acre lot currently contains two (2) pole barns and an outdoor vehicle storage area. The property is located on the east side of Aura Road (County Route 667) within the R Rural Residential zoning district.

The site currently contains two 2,400 square foot pole barn buildings, a concrete slab behind one of the buildings and fencing. The lot also has approximately 69 feet of frontage along Whig Lane Road (County Route 619). The property is surrounded to the north and east by other properties also in the R zoning district, to the south by a primarily residential lot in the C-1 Neighborhood commercial district, and to the west across Aura Road by land in the RE Residential district.

We have received the following materials in support of this application:

1. Land Development Application for Minor Subdivision submitted March 23, 2026, amended April 8, 2026.
2. Land Development Checklist.
3. Elk Township Board of Adjustment Resolution #86-11.
4. Elk Township Board of Adjustment Resolution #92-4.
5. Plan entitled "Site Plan, Lot 2.01, Block 31, Township of Elk, County of Gloucester, State of New Jersey", prepared by Zenith/Nadir Survey, dated 3-06-13, last revised 2-24-26.

COMPLETENESS:

The Land Development Checklist does not provide for a Site Plan Waiver. Our office finds the application materials submitted by the applicant to be sufficient to be heard by the Board. Therefore, our office recommends that the application be deemed complete.

OWNER / APPLICANT:

Applicant/Owner: Tom Bailey
893 Aura Road
Elk Township
609-617-2350
thecollisionshop881@yahoo.com

REVIEW COMMENTS:

1. It shall be noted that the application as submitted March 23, 2024 had “re-submission” and “minor site plan” checked. However, the applicant has since indicated that the application is for site plan waiver only.
2. The previous property owner was granted a use variance for the sale of motor vehicles per Resolution #92-4 with the condition of site plan approval. The applicant is now requesting a site plan waiver.
3. Our office recommends that as a condition of approval, the applicant be required to restore the gravel of the proposed used car area, including refilling any pot-holes or low-lying areas.
4. The applicant is not requesting any variances as part of this application. It is noted that any non-conforming bulk standards are existing non-conforming conditions.
5. The plans do not indicate any proposed signage. Any proposed signage shall comply with §96-60 or variances shall be requested. The applicant shall provide testimony regarding any proposed signage for the site.
6. The Site Plan shall be renamed to Site Plan Waiver Plan or Record Plan as the application is for Site Plan Waiver.

If approved by the Board, the applicant shall make revisions to the plan as noted above and directed by the Board at the scheduled hearing. When revised materials are resubmitted, they are to be accompanied with a point-by-point response letter keyed to the comments contained in this letter. We reserve the right to make additional comments pending the receipt of revised/additional materials.

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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
Tom Bailey, Applicant/Owner
Jeffrey Downs, Esq., Applicant's Attorney
Wayne Burgett, PLS, Applicant's Professional

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