



May 13, 2026

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

Attn: Ann Marie Weitzel, Board Secretary

Re: Bruce Paparone Communities, Inc.
Master Grading Plan Pond View Court
Block 36, Lots 1.01, 1.02, 1.03, 1.07, 1.08, & 1.09
104-109 Pond View Court
RE – Rural Environmental Residential Zoning District
Review #1 - Completeness
Elk Township Application
Bach Associates Proj. # ETPB2026-6

Dear Chairman Afflerbach and Members of the Board:

Our office has received an application for Amending the Final Major Subdivision approval at the above referenced property. We have received the following materials in support of this application:

1. Elk Township Land Development application, dated 05-01-26.
2. Plans entitled “Master Grading Plan Pond View Court, Block 36 – Lots 1.01-1.03, 1.07-1.08 – Tax Map Sheet 18, Township of Elk, Gloucester County, New Jersey” prepared by K2 Consulting Engineers, Inc.

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1 of 2	Master Grading Plan Pond View Court	1-14-26 / 4-29-26
2 of 2	Master Grading Plan Pond View Court	1-14-26 / 4-29-26

OWNER/APPLICANT:

Bruce Paparone Communities, Inc.
702 N White Horse Pike
Stratford, NJ 08084
856-784-0550
bpaparone@paparone.com

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PROJECT SUMMARY:

The applicant has submitted an amended Master Grading Plan Pond View Court for the above referenced property.

The applicant is amending the grading plan and adding additional stormwater structures to the originally approved "Giangrante Final Major Subdivision Plan", prepared by Wyndham Engineering, Inc., dated 02/08/2001, revision dated 08/25/2001.

Per Resolution No. 01-28, the applicant was granted Final Major Subdivision to create nine (9) new lots and associated site improvements at the site. The current application is for the Amended Final Major Subdivision review. No variances are required at this time.

It is noted the Final Major Subdivision development is substantially constructed having completed most site improvements, construction of two single family dwellings, construction of the cul-de-sac, installation of landscape buffer, and the completion of the stormwater basin.

The application is to permit the construction of five (5) approximately 3,400 sf single family dwellings, one (1) 2,837 sf single family dwelling, one (1) 4,137 sf single family dwelling, a septic disposal field for each dwelling, asphalt driveways, and additional stormwater structures. The subject properties are vacant lots, approximately 6.84 acres.

The subject property is located within the RE Rural Environmental Residential Zoning District and is bordered by farmland in all directions.

COMPLETENESS:

The applicant has submitted items 1 through 8 of the land development checklist. Our office has no objections to a waiver being granted for the remaining Land Development Checklist items except for the following comments:

- #37 requires drafts of proposed protective covenants, deed restrictions or easements for review by the Land Use Board and its professional staff. **A waiver is recommended for completeness only. The applicant will be required to provide easement approvals.**
- #58 requires Soil Erosion and Sediment Control plan consistent with the requirements of the soil conservation district. **A waiver is recommended for completeness only. The applicant is required to provide evidence of a revised approved permit from the Gloucester Soils Conservation District.**

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- #64 requires plans and design data for storm drainage facilities including calcs. **A waiver is recommended for completeness only. The applicant is required to provide pipe calculations as a condition of approval.**

We recommend that the application be deemed **COMPLETE** at this time. The above items must be addressed prior to the Planning and Zoning Board hearing or waivers granted by the Board for the application to be deemed "Complete." If a waiver is granted for completeness only, the information shall be provided as part of the compliance submission.

ADDITIONAL COMMENTS:

- Applicant will be required to submit a grading plan for each of the individual proposed Block and Lots per Ordinance § 96-66M.
- The applicant will be required to verify the number of proposed dwellings for the subdivision and the subject property lot(s) and property location.
- Proposed HDPE pipes minimum slope should be 0.4%.
- The minimum width of a drainage easement shall be 20 feet per Ordinance § 96-48C. The drainage easement on Block 36, Lot 1.03, does not meet the minimum requirements.
- Verify the width dimension of the drainage easement located on Block 36, Lot 1.01.
- A minimum slope of 2% shall be maintained for all swales per Ordinance §96-66M(5)(b). Swales between Block 36, Lots 1.01, 1.02, & 1.03 do not meet the minimum requirements.
- A minimum slope of 1% should be maintained in all other lawn areas per Ordinance §96-66M(5)(b). The spot elevations on the septic field of Block 36, Lot 1.04, does not meet the minimum requirements.

If approved by the Planning Board, the applicant shall make revisions to the plans as noted above and directed by the Planning 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 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, PLS, CME
President



Candace Kanaplue, PP, AICP
Associate

Cc: Brandon DeJesus, Esq, Board Solicitor
Bruce Paparone Communities, Inc., Applicant
Damien O. Del Duca, Esq., Applicant's Attorney
John W. Kornick, PE, PP, Applicant's Professional

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