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ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF Elk

TOWNSHIP OF ELK  
PLANNING BOARD

NOTICE OF APPEAL  
(USE VARIANCE APPLICATION FORM)

DATE: 3/18/2026  
APPEAL NO: ZB-26-01

**Note: The application must be deemed administratively complete before it will be scheduled for a hearing. All requested information must be submitted for the application to be deemed complete.**

Appeal is hereby made by the undersigned (check applicable item or items):

For a variance or special exception from the terms of the Zoning Ordinance of the Township of Elk

From the action or decision of the Zoning Administrative Officer

Parcel: Block/lot 50/15 Address: 705 Buck Road, Monroeville, NJ 08343

Applicant: STC Enterprise LLC

Address: 143 Nathan Hale Drive, Woodbury, NJ 08096

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner: STC Enterprise LLC

Address: 143 Nathan Hale Drive, Woodbury, NJ 08096

Attorney (if any) Richard P. Coe, Jr., Esq. Weir LLP

Address: 1300 Route 73, Suite 314, Mount Laurel, NJ 08054

Phone: 856-740-1490 Email: rcoe@weirlawllp.com

Professional preparing plans: William Parkhill, PE Midatlantic Engineering Partners

Address: 2026B Briggs Road, Suite 300, Mt. Laurel, NJ 08054

Phone: 609-602-2466 Email: wjp@midatlanticeng.com

Interest of appellant if not owner (agent, lessee, etc.) \_\_\_\_\_

1. Application relates to: (check applicable item or items)

Use  Lot Area \_\_\_\_\_ Yards \_\_\_\_\_ Height \_\_\_\_\_

Existing Building \_\_\_\_\_ Proposed Building  Other \_\_\_\_\_

2. Brief description of real estate affected, location (Block & Lot, Tax Map No. Street address):  
Block/Lot(s): 50/15 Address: 705 Buck Road Tax Map Sheet No.: 27

Lot size: 2.56 acres

Present use: Undeveloped

Present zoning classification: C-2

Present improvements upon land: Undeveloped

3. If this is an appeal from action of the Zoning Administrative Officer, complete the following:

Date of determination made: \_\_\_\_\_

Your statement of alleged error: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Action desired by appellant: (Give a brief description of your proposed use, including the number of professionals and/or employees, the number of anticipated clients or customers per hour, anticipated days and hours of business and anticipated number of deliveries per day, if applicable.)

Applicant is proposing an 8000 sq. ft. building to serve as the maintenance garage (3 bays) and office for a local trucking business consisting of 8 trucks, which will be parked on site when not on the road. There will be no warehousing or storage of goods. There will be no vehicles on site other than the owner/operator's.

5. Reasons appellant believes Board should approve desired action (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).

See attached statement addressing the positive and negative criteria of use variance approval.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Has previous appeal been filed in connection with these premises? No appeal, however, site plan deemed incomplete.

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. See attached correspondence on completion

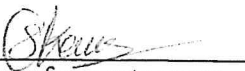
\_\_\_\_\_  
\_\_\_\_\_

7. Plans signed and sealed by the appropriate professional at a scale of 1 inch to 50 feet or better, clearly showing the following information:
  - A. Existing Conditions Plan showing the existing conditions and structures on the property, based on a recent survey.
  - B. Proposed Conditions Plan showing the proposed improvements to the property.  
The proposed conditions plan must include:
    1. Required Bulk and area regulations and the ability to meet;
    2. north arrow and scale;
    3. proposed buildings or additions;
    4. proposed parking;
    5. proposed access to parking and building;
    6. approximate dimensions of lot and existing and proposed buildings;
    7. approximate setbacks of existing and proposed structures and parking areas from property lines;
    8. names of owners of adjacent lots;
    9. approximate distance from your property line to existing buildings on adjacent lots;
    10. uses on lots adjacent to property;
    11. location of public and private roads adjoining the property;
    12. location of existing or proposed easements;
    13. location of wooded areas and limits of proposed clearing;
    14. location of any wetlands or other natural features;
    15. Photographs (minimum of 3) of the site taken from the opposite side of the street and to show any unusual physical aspects of the site and any other vantage that would be instructive.
  - C. Floor plan of the existing building and structures and any proposed buildings and structures showing dimensions of rooms, total square footages and proposed use of the rooms.

All of the above items must be submitted with the application or a waiver explicitly requested, in writing, stating why you feel the waiver should be granted. The application must be deemed complete before it will be scheduled for a hearing.


**I hereby depose and say that all of the above statement and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.**

  
Signature of applicant

  
Signature of property owner

Sukhvinder Kour, authorized officer  
of applicant/owner STC Enterprise LLC

Sworn to and Subscribed  
before me this 10<sup>th</sup> day  
of November, 2025.

  
Richard P. Doe  
Attorney at Law  
State of New Jersey  
ID # 029591987

Revised January, 2019

STC ENTERPRISE LLC  
USE VARIANCE APPLICATION  
BLOCK 50, LOT 15—705 BUCK ROAD

Applicant submits that both the positive and negative criteria for use variance approval will be satisfied by the submissions and testimony presented at the hearing.

As to the positive criteria, the proposed project serves one or more purposes of zoning as defined in N.J.S.A. 40:55D-2, including:

- (a) promoting the general welfare through needed commercial activity;
- (e) promoting appropriate densities and concentrations of uses;
- (g) providing sufficient space in appropriate locations for a variety of commercial uses;
- (i) providing a desirable visual environment through an attractively constructed project with sufficient space;
- (m) land use efficiency.

As will be shown at the hearing, the site is particularly well suited for the office and garage facility proposed by the Applicant.

As to the negative criteria, the variance can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and the zoning ordinance. The variance will not adversely impact neighbors or the character of the neighborhood and will be consistent with the C-2 zoning of the property and constructed with sufficient space and in an attractive manner.