



May 18, 2026

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

Attn: Ann Marie Weitzel, Board Secretary

Re: STC Enterprise, LLC
Use Variance Review
Block 50, Lot 15
705 Buck Road
C-2 – Commercial Zoning District
Review #1 – Completeness
Bach Associates Proj. # ETPB2026-3

Dear Chairman Afflerbach and Members of the Board:

The applicant for the above referenced project has submitted an application to the Elk Township Planning Board for Use Variance Review. We have received the following materials in support of this application:

1. Elk Township Zoning Board of Adjustment Use Variance Application Form, received March 18, 2026.
2. Use variance positive and negative criteria.
3. Escrow agreement.
4. Affidavit of ownership and consent.
5. Corporate Disclosure Information Statement.
6. List of Waivers Requested prepared by MidAtlantic, dated March 11, 2026.
7. Wetlands Waiver Request prepared by MidAtlantic, dated March 11, 2026.
8. Land Development Checklist.
9. Certification of taxes.
10. Deed.
11. Site Photo Location Map prepared by MidAtlantic, dated 5-15-24.

12. Building Specification sheet prepared by Federal Steel Systems, dated 1-25-23.
13. Site photographs.
14. Geotechnical Engineering Report prepared by French and Parello Associates, dated May 16, 2024, no revision.
15. Stormwater Management Report prepared by MidAtlantic, dated May 17, 2024, revised February 9, 2026.
16. Traffic Engineering Report prepared by Shropshire, dated May 3, 2024, no revision.
17. Survey prepared by MidAtlantic Engineering Partners, LLC, dated 01-30-24, no revision.
18. Plans entitled Preliminary/Final Major Site Plans, 705 Buck Road, Block 50, Lot 15, Situated in Elk Township, Gloucester County, New Jersey ” prepared by MidAtlantic Engineering Partners:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
C0.01	Cover Sheet	5-15-2025 / 2-09-26
C1.01	Existing Conditions Plan	5-15-2025 / 2-09-26
C3.01	Site Layout Plan	5-15-2025 / 2-09-26
C3.02	Truck Turning Plan	5-15-2025 / 2-09-26
C4.01	Grading & Drainage Plan	5-15-2025 / 2-09-26
C5.01	Utilities Plan	5-15-2025 / 2-09-26
C5.02	Utilities Profiles	5-15-2025 / 2-09-26
C6.01	Landscape Plan	5-15-2025 / 2-09-26
C7.01	Lighting Plan	5-15-2025 / 2-09-26
C7.91	Landscape & Lighting Details	5-15-2025 / 2-09-26
C8.01	Soil Erosion & Sediment Control Plan	5-15-2025 / 2-09-26
C8.91	Soil Erosion & Sediment Control Details	5-15-2025 / 2-09-26
C8.92	Soil Erosion & Sediment Control Details	5-15-2025 / 2-09-26
C9.01	Construction Details	5-15-2025 / 2-09-26
C9.02	Construction Details	5-15-2025 / 2-09-26
C9.03	Construction Details	5-15-2025 / 2-09-26

PROJECT SUMMARY:

The application is for Use Variance at a property located at the southeasterly corner of Buck Road (County Route 553) and Elk Road (County Route 538). The property (Lot 15) is a vacant 2.56 acre parcel of land located in the C-2 Zoning District.

COMPLETENESS:

The applicant has requested waivers from the following checklist items:

- #8 requires copies of applications to and certification of approvals from all outside agencies. **Waiver recommended for completeness only.**
- #11 requires the source and date of current or recertified property survey prepared and scaled by a registered NJ Land surveyor (prepared or certified within the last 1 year). **Waiver not recommended.**
- #29 requires an environmental impact statement as per §96-44. ***This checklist item is not required for variance application.***
- #30 requires a Phase 1 Environmental Assessment. ***This checklist item is not required for variance application.***
- #41 requires the location of existing wells and septic systems and distances between them, and on adjacent properties. **Waiver not recommended.**
- #49 requires the location of all existing trees or tree masses, indicating general sizes and species of trees in accordance with Township Ordinances. ***This checklist item is not required for variance application.***
- #50 requires a tree protection plan. ***This checklist item is not required for variance application.***
- #63 requires cross sections and center-line profiles of all existing or proposed streets or water courses with dimensions at 50 foot intervals. ***This checklist item is not required for variance application.***
- #67 requires if on-site sewerage disposal is required (septic system), the results and location of all percolation tests and test borings. ***Our office has no objection to a waiver being granted for this item.***
- #68 requires a floor plan and front elevation of all proposed principal buildings and contemplated accessory buildings and structures, and any elevations in public view. ***This checklist item is not required for variance application.***
- #73 requires a letter of interpretation from the New Jersey Department of Environmental Protection. **Waiver recommended for completeness only.**

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Page 4 of 5

- #74 requires Storm water and Drainage: Demonstrate consistency with Chapter 86 regarding stormwater management and control, including plans and profiles. Location of all stormwater inlets within 100 feet of property boundaries. ***This checklist item is not required for variance application.***
- #77 requires Size, type, copy and location of all proposed signs. **Waiver not recommended.**
- #84 requires a letter containing a list of all items not installed or completed and to be covered by a performance guarantee, with quantities and cost of each item and the total cost of all items. ***This checklist item is not required for variance application.***

The applicant did not request waivers but has not provided the following checklist items:

- #53 requires information regarding any structures of historic significance within 200 feet. ***Our office has no objection to a waiver being granted for this item.***

We have determined that the application as submitted is **INCOMPLETE** at this time. The above items must be addressed for the application to be deemed “Complete” and scheduled for a public hearing. If a waiver is granted for completeness only, the information shall be provided as part of the compliance submission.

We reserve the option to make additional comments as more information becomes available.

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

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Page 5 of 5

Cc: Brandon DeJesus, Esq., Board Solicitor
STC Enterprise LLC, Applicant/Owner
Richard Coe, Esq., Applicant's Attorney
William Parkhill, PE, Applicant's Engineer

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