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LAND DEVELOPMENT APPLICATION
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

MAY 04 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DO NOT PUBLISH PUBLIC NOTICE OR MAIL NOTICE TO THE OWNERS OF PROPERTY WITHIN 200 FEET UNTIL YOU HAVE RECEIVED THE DATE ASSIGNED FOR THE PUBLIC HEARING FROM THE BOARD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: _____

Date Deemed Incomplete: _____

Date Deemed Complete: _____

Application Number: SD-26-03 (2)
Application/Escrow Fees: paid

Date of Public Hearing: _____

Resolution Number: _____

Check all applicable:

- Checkboxes for application types: 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): 186 Lot(s): 1 Zone Designation: MD Tax Map page: 41

Property Location: 244 Clayton Avenue, Monroeville

Dimensions: Frontage 200' Depth 220' Total Area 44,000 SF

2. Applicant's Name: Raul Castillo Luna

Company Name: _____

Address: 170 Carl Avenue, Monroeville, NJ 08343

Phone Number: _____ email: _____

Applicant is a: [] Corporation [] Partnership [X] Individual

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

3. Property Owner's Name: Raul Castillo Luna

Company Name: _____

Address: 170 Carl Avenue, Monroeville, NJ 08343

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: M. Brian Hall, Esquire

Firm: Ward, Shindle & Hall

Address: 196 Grove Avenue Suite A
West Deptford, NJ 08086

Phone Number: 856-853-7771 Fax #: 856-853-0146 Email: bhall@wshlawyers.com

5. Engineer's Name: Erik F. Valentin

Firm: Ewing Associates

Address: 900B N. Delsea Drive, Clayton, NJ 08312

Phone Number: 856-881-4931 Fax #: _____ Email: erik@ewingassoc.com

For Site Plans:

Commercial Industrial Other N/A

Land to be developed _____ acres

Building size: _____ # of parking spaces _____

Proposed use: _____

For Residential:

Area of entire tract 1.01 acres

Portion to be subdivided Half of Lot 1

of lots created 1 # of units planned 2

Proposed use: Residential

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 # 608 x
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:

Gloucester County Planning Board _____

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: Single family dwelling

Proposed use: To subdivide Lot 1 into two lots to build another home on newly created lot.

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: _____
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: N/A
Nature of testimony: _____

Name: _____
Nature of testimony: _____

12. **Subdivision:** Number of lots created (include remainder): 2
Number of proposed dwellings: 2 [1 new, 1 existing]

Site Plan: Area to be disturbed (square feet) N/A
Total number of proposed dwelling units: _____
Commercial square footage: _____

Site Plan Waiver: Reason for request: N/A

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):

See attached.

13. Said property has dimensions of 200 x 220 and area of 44,000 SF and is improved with the following structures: Single family dwelling
(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: TBD but will conform with ordinance requirements
Square footage of Building footprint: _____ Total Square footage: _____
Feet wide: _____ Height: _____
Stories: _____

16. Setbacks of building (corner properties have 2 fronts): To conform with ordinance requirements
Front: _____ Rear: _____
Side: _____ Side: _____
% Building Coverage: _____
% Impervious Coverage: _____

17. Date property acquired: December, 2023
Prevailing zoning at time of acquisition: MD
Current Zoning: MD

18. Has there been any previous appeal, request, or application to this or any other Township Boards or the Construction Official involving these premises? X 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.

Minor Subdivision Application submitted to Elk Township on January 15, 2026. Deemed incomplete on February 13, 2026 by Steven M. Bach.

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)?
See attached.

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.
See attached.

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):
See attached.

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):
See attached.

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.) Frame

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

30. Total proposed dwelling units: 2

31. Total proposed professional offices: 0

32. Total proposed floor area: TBD

33. Total proposed parking spaces: TBD

34. Are there any off-tract improvements required or proposed? No

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

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

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

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: Raul Castille - gma Date: 1-15-26

Owner's Signature: Raul Castille - gma Date: 1-15-26

 Date:

Sworn to and Subscribed before me this 15th day of January 2026.

ANN MARIE WEITZEL
Commission #50162680
NOTARY PUBLIC OF NEW JERSEY
Gloucester County
Comm. Expires June 14, 2026

Ann Marie Weitzel
Notary Public

Raul Castillo Luna
244 Clayton Ave, Elk Township
Block 186, Lot 1
Supplemental Submission

12. Variances: The applicant requests a “d” variance to permit a density of 1.98 dwelling units per acre on each proposed lot where a maximum density of 1.5 dwelling units per acre is permitted under Section 96-68D.(1) in the Moderate Density Residential District.

The applicant also requests a variance for the pre-existing non-conforming front yard set back of 10.62 feet where 30 feet is required.

19. Special Reasons, Positive Criteria: Special reasons exist to grant this “d” variance request as the request carries out the following purposes of zoning as defined by N.J.S.A.40:55D-2:

e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment.

- The majority of the lots in this subject neighborhood that have houses on them are above the density level of 1.5 dwellings per acre (see attached density plan). Therefore, this proposal for subdivision at this density will be appropriate in the neighborhood.

g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;

- This subdivision will provide for an additional residential use in the neighborhood.

i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;

- Again, the majority of the lots in this subject neighborhood that have houses on them are above the density level of 1.5 dwellings per acre (see attached density plan). Therefore, this proposal for subdivision will be appropriate in the neighborhood, and will align with the visual environment and design of the neighborhood in general.

20. Negative Criteria: As for the negative criteria, the granting of this variance request will be without substantial detriment to the public good, and it will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.

- Granting this variance will not have a negative effect on the surrounding neighborhood as the majority of the lots in this subject neighborhood that have houses on them are above the density level of 1.5 dwellings per acre (see attached density plan). The new lots created by this subdivision will not be out of the ordinary for the neighborhood.

- Likewise, the granting of the variance will not *substantially* impair the purpose or intent of the zone plan or ordinance. The limit is 1.5 dwellings per acre, and this request is for 1.98 dwellings per acre. This is not a substantial deviation from the standard.

22. Waivers Requested: #57 – grading plan,
#58 – soil erosion and control plan,
#59 – soil borings,
#67 – percolation tests
Stormwater Calculations (see letter from Gregory Simonds, PE)
Traffic Study (see letter from Gregory Simonds, PE)

23. Nature of application: The applicant proposes to subdivide the existing lot into two lots. The existing structure will remain on one lot and the new lot will be a buildable residential lot.

**EWING
ASSOCIATES**
LAND SURVEYORS - ENGINEERS



900B N. Delsea Drive
Clayton, NJ 08312
856-881-4931

Gloucester County Planning Board
1200 N. Delsea Drive
Clayton, NJ 08312

December 30, 2025

**Reference: Stormwater Letter for:
Sheet 41, Block 186, Lot 1
244 Clayton Avenue
Elk Township, Gloucester County**

A waiver is requested from providing stormwater calculations and/or design. The applicant is proposing to convert existing Lot 1 into two (2) conforming lots, each 22,000 S.F. No changes or improvements are proposed. I have reviewed the project for stormwater runoff and drainage impacts. No additional impervious area is proposed. There will be no additional runoff or drainage from this site.

Very truly yours,

Gregory J. Simonds, P.E.
N.J.P.E. Lic. #046666
Ewing Associates
Engineers & Surveyors

**EWING
ASSOCIATES**
LAND SURVEYORS - ENGINEERS



900B N. Delsea Drive
Clayton, NJ 08312
856-881-4931

Gloucester County Planning Board
1200 N. Delsea Drive
Clayton, NJ 08312

December 30, 2025

**Reference: Traffic Study Letter for:
Sheet 41, Block 186, Lot 1
244 Clayton Avenue
Elk Township, Gloucester County**

A waiver is requested from providing a Traffic Study for the above-referenced site. The applicant is proposing to convert existing Lot 1 into two (2) conforming lots, each 22,000 S.F. No changes or improvements are proposed. There will be no additional traffic and no traffic related impacts onto Gloucester County Route #608.

Very truly yours,

Gregory J. Simonds, P.E.
N.J.P.E. Lic. #046666
Ewing Associates
Engineers & Surveyors