



June 16, 2026

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

Attn: Ann Marie Weitzel, Board Secretary

Re: D. R. Horton, Inc – New Jersey
Silvergate Phase 2
Preliminary & Final Major Site Plan and Subdivision Review
Block 63, Lots 2.01 & 2.02 and Block 68, Lot 7.02
240 Buck Road (CR 553)
Review No. 1 – Administrative Completeness
Bach Associates No. ETPB2026-8

Dear Chairman and Members of the Board:

The above referenced Major Subdivision proposes the construction of 204 single family detached dwelling units at the above noted property which is located in the Moderate Density Residential (MD) Zoning District and the Villages at Still Run Development Overlay Zone.

The submitted application materials indicate that the applicant is relying on the Villages at Still Run Development Overlay and associated Redevelopment Plan as the basis for the zoning associated with the development. It shall be noted that pursuant to N.J.S.A. 40:55D-10.3 an executed redevelopment agreement shall be a mandatory checklist item for any land use application seeking to apply the zoning set forth in the Redevelopment Plan and an application shall not be deemed complete until proof of an executed redevelopment agreement has been submitted as part of the application.

Therefore, as the applicant, D.R. Horton, Inc has not yet supplied an executed redevelopment agreement for the proposed development, we have determined that the application as submitted is administratively **incomplete**.

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

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Candace Kanaplue, PP, AICP
Associate

Cc: Brandon DeJesus, Esq., Board Solicitor
Robert Fesco – D.R. Horton, Inc. – New Jersey, Applicant
Stuart A. Platt, Esq., Applicant's Attorney
Brad Bohler, PE, Applicant's Professional
Caleb Nicholson, PE, CME

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