



October 15, 2026

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

Attn: Ann Marie Weitzel, Board Secretary

Re: Silvergate Associates
Final Major Subdivision Review Phases 5 and 6
Block 65, Lots 4.02 & 5, Block 170 Lots 14 & 18, Block 171 Lot 9
Buck Road, Clayton-Aura Road, Fairview Road
Review #1 – Completeness
Elk Township SD-26-01
Bach Associates Proj. No. ETPB2026-9

Dear Chairman Afflerbach and Members of the Board:

The Elk Township Planning/Zoning Board received an application for Final Major Subdivision for the above-mentioned site on June 15, 2026. The applicant for the above referenced project received Preliminary Major Subdivision Approval per Resolution #2016-18, which was then extended by five years per Resolution #2019-17 and an additional 15 months per the COVID19 Permit Extension Act. The applicant is now seeking Final Major Subdivision approval.

The subdivision will create 388 residential building lots, 2 commercial lots with 46,650 sf of commercial building, and 15 open space lots. Of the 483 total residential units proposed, the proposal includes 145 single family homes, 172 townhomes, 70 duplex/twin homes and 96 affordable apartment units. The subject development constitutes Phases 5 and 6 of the overall Silvergate GDP.

At the September 3, 2026 Elk Township Committee meeting, Resolution No. R-122-2026 was adopted authorizing the execution of a memorandum of understanding between Silvergate Associates and DR Horton, Inc to provide the agreed upon recreation facility obligation of \$2,500 per residential unit for Phases I through VI of the Silvergate Planned Unit Development. This outstanding item from the preliminary approval has therefore been satisfied and the application may now proceed to the Planning/Zoning Board for Final Major Subdivision.

We have received the following materials in support of this application:

1. Cover Letter prepared by James Sassano Associates, Inc., dated June 8, 2026.
2. Elk Township Land Development application, received June 15, 2026.
3. Elk Township Land Development Checklist.

4. Legal description entitled "Section TW - 1 Description of Sight Triangle Easement ST-38 Through Lands of Block 65.01, Lot 71, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 16, 2026.
5. Legal description entitled "Section TW - 1 Description of Sight Triangle Easement ST-35 Through Lands of Block 65.09, Lot 48, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 16, 2026.
6. Legal description entitled "Section TW - 1 Description of Drainage Easement DE-21 Through Lands of Block 65.09, Lot 49, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 16, 2026.
7. Legal description entitled "Section TW - 1 Description of Sight Triangle Easement ST-39 Through Lands of Block 65.09, Lot 49, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 16, 2026.
8. Legal description entitled "Section TW - 1 Description of Sight Triangle Easement ST-36 Through Lands of Block 65.10, Lot 1, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 16, 2026.
9. Legal description entitled "Section TW - 1 Description of Sight Triangle Easement ST-37 Through Lands of Block 65.10, Lot 8, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 16, 2026.
10. Legal description entitled "Section SF – 2 Description of Sight Triangle Easement ST-28 Through Lands of Block 65.08, Lot 36, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
11. Legal description entitled "Section SF – 2 Description of Sight Triangle Easement ST-29 Through Lands of Block 65.09, Lot 11, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
12. Legal description entitled "Section SF – 2 Description of Sight Triangle Easement ST-30 Through Lands of Block 65.09, Lot 18, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
13. Legal description entitled "Section SF – 2 Description of Sight Triangle Easement ST-31 Through Lands of Block 65.09, Lot 21, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
14. Legal description entitled "Section SF – 2 Description of Sight Triangle Easement ST-32 Through Lands of Block 65.09, Lot 28, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.

15. Legal description entitled "Section SF – 2 Description of Sight Triangle Easement ST-33 Through Lands of Block 65.09, Lot 49, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
16. Legal description entitled "Section SF – 2 Description of Sight Triangle Easement ST-34 Through Lands of Block 65.08, Lot 46, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
17. Legal description entitled "Section TW – 2 Description of Sight Triangle Easement ST-37 Through Lands of Block 65.01, Lot 36, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
18. Legal description entitled "Section SF – 2 Description of Drainage Easement DE-20 Through Lands of Block 65.09, Lot 21, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
19. Legal description entitled "Section TH – 3 Description of Sight Triangle Easement ST-4 Through Lands of Block 65.01, Lots 13 and 71, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
20. Legal description entitled "Section SF - 3 Description of Drainage Easement DE-17 Through Lands of Block 65.01, Lot 27, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
21. Legal description entitled "Section SF - 3 Description of Drainage Easement DE-18 Through Lands of Block 65.01, Lot 28, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
22. Legal description entitled "Section SF - 3 Description of Sight Triangle Easement ST-24 Through Lands of Block 65.01, Lot 35, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
23. Legal description entitled "Section SF - 3 Description of Sight Triangle Easement ST-22 Through Lands of Block 65.01, Lots 24 and 71, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
24. Legal description entitled "Section SF - 3 Description of Drainage Easement DE-22 Through Lands of Block 65.01, Lots 32, 33, 34 and 35, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
25. Legal description entitled "Section SF - 3 Description of Sight Triangle Easement ST-23 Through Lands of Block 65.06, Lot 6, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.

26. Legal description entitled "S Section SF - 3 Description of Sight Triangle Easement ST-25 Through Lands of Block 65.07, Lot 3, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
27. Legal description entitled "Section SF - 3 Description of Sight Triangle Easement ST-21 Through Lands of Block 65.08, Lot 26, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
28. Legal description entitled "Section SF - 3 Description of Drainage Easement DE-19 Through Lands of Block 65.09, Lot 1, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
29. Legal description entitled "Section SF - 3 Description of Sight Triangle Easement ST-25 Through Lands of Block 65.07, Lot 3, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 17, 2026.
30. Legal description entitled "Section SF - 3 Description of Sight Triangle Easement ST-27 Through Lands of Block 65.09, Lot 10, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 18, 2026.
31. Legal description entitled "Description of Open Space Lot 71 of Block 65.01, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 19, 2026.
32. Legal description entitled "Description of Open Space Lot 116 of Block 65.02, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 19, 2026.
33. Legal description entitled "Description of Open Space Lot 28 of Block 65.03, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 19, 2026.
34. Legal description entitled "Description of Open Space Lot 33 of Block 65.04, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 19, 2026.
35. Legal description entitled "Description of Open Space Lot 28 of Block 65.07, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 19, 2026.
36. Legal description entitled "Description of Open Space Lot 46 of Block 65.08, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 19, 2026.

37. Legal description entitled "Description of Open Space Lot 49 of Block 65.09, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 19, 2026.
38. Legal description entitled "Section SF - 4 Description of Sight Triangle Easement ST-11 Through Lands of Block 65.02, Lots 93 and 116, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 18, 2026.
39. Legal description entitled "Section SF - 4 Description of Drainage Easement DE-13 Through Lands of Block 65.02, Lot 93, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 18, 2026.
40. Legal description entitled "Section SF - 4 Description of Sight Triangle Easement ST-14 Through Lands of Block 65.02, Lot 105, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 18, 2026.
41. Legal description entitled "Section SF - 4 Description of Sight Triangle Easement ST-15 Through Lands of Block 65.02, Lot 106, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 18, 2026.
42. Legal description entitled "Section SF - 4 Description of Sight Triangle Easement ST-13 Through Lands of Block 65.02, Lots 99 and 100, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 18, 2026.
43. Legal description entitled "Section SF - 4 Description of Drainage Easement DE-14 Through Lands of Block 65.02, Lots 112 and 113, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 18, 2026.
44. Legal description entitled "Section SF - 4 Description of Sight Triangle Easement ST-12 Through Lands of Block 65.05, Lot 7, Elk Township, County of Gloucester, State of New Jersey" prepared by James Sassano Associates, Inc., dated March 18, 2026.
45. Map check reports prepared by James Sassano Associates, Inc.
46. Architectural plans for Deerfield Meadow prepared by Wade Architecture, dated 3-23-26, no revision (7 sheets).
47. Architectural plans for Galen Fields prepared by Wade Architecture, dated 4-07-26, no revision (9 sheets).
48. Architectural plans for Hayden Hills prepared by Wade Architecture, dated 4-07-26, no revision (9 sheets).

49. Architectural plans for Sterling Fields prepared by Wade Architecture, dated 6-09-26, no revision (4 sheets).
50. Architectural plans for Sterling Glen prepared by Wade Architecture, dated 6-11-26, no revision (7 sheets).
51. Architectural plans for Sterling Woods prepared by Holliday Architects, Inc., dated 5-15-25, no revision (3 sheets).
52. Architectural plans for Julian Ridge FL prepared by Wade Architecture, dated 11-12-25, no revision (11 sheets).
53. Architectural plans for Regina FL prepared by Wade Architecture, dated 4-28-26, no revision (11 sheets).
54. Architectural plans for Nash Brook FL prepared by Wade Architecture, dated 11-14-25, no revision (16 sheets).
55. Draft Plan entitled "Silvergate Planned Unit Development, Elk Township, Gloucester County, New Jersey, Open Space Plan – Phases 1 Thru 7", prepared by James Sassano Associates, Inc.. dated 5-20-26, last revised 9-15-26.
56. Plans entitled "Silvergate - Phase 5 & 6, Final Subdivision Plans, Block 65, Lots 4.02 & 5, Block 170, Lots 14, 14.01 & 18, Block 171, Lot 9, Elk Township, Gloucester County, New Jersey", prepared by James Sassano Associates, Inc.:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1 of 62	Cover Sheet	2-12-16 / 5-20-26
2 of 62	Information Sheet	2-12-16 / 5-20-26
3 of 62	Sheet Orientation Plan	2-12-16 / 5-20-26
4 of 62	Existing Conditions Plan	2-12-16 / 5-20-26
5 of 62	Detailed Site Plan	2-12-16 / 5-20-26
6 of 62	Detailed Site Plan	2-12-16 / 5-20-26
7 of 62	Detailed Site Plan	2-12-16 / 5-20-26
8 of 62	Detailed Site Plan	2-12-16 / 5-20-26
9 of 62	Detailed Site Plan	2-12-16 / 5-20-26
10 of 62	Detailed Site Plan	2-12-16 / 5-20-26
11 of 62	Detailed Site Plan	2-12-16 / 5-20-26
12 of 62	Grading Plan	2-12-16 / 5-20-26
13 of 62	Grading Plan	2-12-16 / 5-20-26
14 of 62	Grading Plan	2-12-16 / 5-20-26
15 of 62	Grading Plan	2-12-16 / 5-20-26
16 of 62	Grading Plan	2-12-16 / 5-20-26
17 of 62	Grading Plan	2-12-16 / 5-20-26

18 of 62	Utility Plan	2-12-16 / 5-20-26
19 of 62	Utility Plan	2-12-16 / 5-20-26
20 of 62	Utility Plan	2-12-16 / 5-20-26
21 of 62	Utility Plan	2-12-16 / 5-20-26
22 of 62	Utility Plan	2-12-16 / 5-20-26
23 of 62	Utility Plan	2-12-16 / 5-20-26
24 of 62	Road and Utility Profiles	2-12-16 / 5-20-26
25 of 62	Road and Utility Profiles	2-12-16 / 5-20-26
26 of 62	Road and Utility Profiles	2-12-16 / 5-20-26
27 of 62	Road and Utility Profiles	2-12-16 / 5-20-26
28 of 62	Road and Utility Profiles	2-12-16 / 5-20-26
29 of 62	Utility Profiles	2-12-16 / 5-20-26
30 of 62	Utility Profiles	2-12-16 / 5-20-26
31 of 62	Utility Profiles	2-12-16 / 5-20-26
32 of 62	Utility Profiles	2-12-16 / 5-20-26
33 of 62	Landscaping & Lighting Plan	2-12-16 / 5-20-26
34 of 62	Landscaping & Lighting Plan	2-12-16 / 5-20-26
35 of 62	Landscaping & Lighting Plan	2-12-16 / 5-20-26
36 of 62	Landscaping & Lighting Plan	2-12-16 / 5-20-26
37 of 62	Landscaping & Lighting Plan	2-12-16 / 5-20-26
38 of 62	Landscaping & Lighting Plan	2-12-16 / 5-20-26
39 of 62	Landscaping & Lighting Detail Sheet	2-12-16 / 5-20-26
40 of 62	Rain Garden Details	2-12-16 / 5-20-26
41 of 62	Rain Garden Details	2-12-16 / 5-20-26
42 of 62	Rain Garden Details	2-12-16 / 5-20-26
43 of 62	Rain Garden Details	2-12-16 / 5-20-26
44 of 62	Site Construction Details	2-12-16 / 5-20-26
45 of 62	Site Construction Details	2-12-16 / 5-20-26
46 of 62	Intersection Grading Detail Sheet	2-12-16 / 5-20-26
47 of 62	Intersection Grading and Commercial Area Barrier Free Parking Detail Sheet	2-12-16 / 5-20-26
48 of 62	Storm Sewer Detail Sheet	2-12-16 / 5-20-26
49 of 62	Stormwater Management Detail Sheet	2-12-16 / 5-20-26
50 of 62	Sanitary Sewer Details	2-12-16 / 5-20-26
51 of 62	Water Details	2-12-16 / 5-20-26
52 of 62	Erosion & Sediment Control Plan	2-12-16 / 5-20-26
53 of 62	Erosion & Sediment Control Plan	2-12-16 / 5-20-26
54 of 62	Erosion & Sediment Control Plan	2-12-16 / 5-20-26
55 of 62	Erosion & Sediment Control Plan	2-12-16 / 5-20-26
56 of 62	Erosion & Sediment Control Plan	2-12-16 / 5-20-26
57 of 62	Erosion & Sediment Control Plan	2-12-16 / 5-20-26
58 of 62	Soil Management and Preparation Plan	2-12-16 / 5-20-26
59 of 62	Erosion & Sediment Control Narrative	3-26-25 / 5-20-26
60 of 62	Erosion & Sediment Control Details	2-12-16 / 5-20-26

61 of 62	Section Plan	2-12-16 / 5-20-26
62 of 62	Model-Signage-Construction Trailer Locations and Model Home Parking Plan	2-12-16 / 5-20-26

57. Plans entitled "Silvergate Phases 5 & 6, Overall Final Plan of Lots, Block 65, Lots 4.02 & 5, Block 170, Lots 14, 14.01 & 18, Block 171, Lot 9, Elk Township, Gloucester County, New Jersey", prepared by James Sassano Associates, Inc.:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1 of 7	Overall Plan of Lots	5-20-26 / None
2 of 7	Overall Plan of Lots	5-20-26 / None
3 of 7	Detailed Final Plan of Lots Section C-1 and C-2	5-20-26 / None
4 of 7	Detailed Final Plan of Lots Section TH-1	5-20-26 / None
5 of 7	Detailed Final Plan of Lots Section TH-2	5-20-26 / None
6 of 7	Detailed Final Plan of Lots Section SF-1	5-20-26 / None
7 of 7	Detailed Final Plan of Lots Section TW-1	5-20-26 / None
1 of 3	Detailed Final Plan of Lots Section TW-2	5-20-26 / None
2 of 3	Detailed Final Plan of Lots Section TW-2	5-20-26 / None
3 of 3	Detailed Final Plan of Lots Section TW-2	5-20-26 / None
1 of 1	Detailed Final Plan of Lots Section SF-3	5-20-26 / None
1 of 1	Detailed Final Plan of Lots Section SF-4	5-20-26 / None

COMPLETENESS FOR FINAL MAJOR SUBDIVISION:

- #73 requires a letter of interpretation from the New Jersey Department of Environmental Protection. ***Item provided with preliminary major subdivision application. Our office has no objection to a waiver being granted for this item.***
- #76 requires Recreation Facilities Plan and details where applicable in accordance with section 96-55. ***At the September 3, 2026 Elk Township Committee meeting, Resolution No. R-122-2026 was adopted authorizing the execution of a memorandum of understanding between Silvergate Associates and DR Horton, Inc to provide the agreed upon recreation facility obligation of \$2,500 per residential unit for Phases I through VI of the Silvergate Planned Unit Development. This outstanding item from the preliminary approval has therefore been satisfied and the application may now proceed to the Planning/Zoning Board for Final Major Subdivision.***

At this time our office recommends that the Board deem the application **complete**. The application may be scheduled for a public hearing. If a waiver is granted for completeness only, the information shall be provided as part of the compliance submission.

PRELIMINARY MAJOR SUBDIVISION REVIEW:

The following comments were contained in Bach Associates Preliminary Major Subdivision compliance review letter of October 7, 2025 and remain outstanding. Any underlined items still need to be addressed by the applicant. The comments below reflect their numbering from our October 7, 2025 letter.

Previous Planning Review Comments

2. **Recreation.** The PUD ordinances places high priority on the inclusion open space and recreation as part of the overall design of the development. There are interconnected open spaces shown throughout the proposed development of Phases 5 and 6, totaling more than 36 acres. The plans do not show any active recreation facilities. The applicant should provide an overview of the recreation and open spaces proposed throughout the PUD. When earlier residential phases were approved there was discussion about the need for recreation facilities to serve the residents of the development (and the Township overall). *Our office will provide review for recreation and open space under separate cover.*

Complies. The applicant has provided a draft open space plan. A final version of the plan shall be included in the plan set. The draft open space plan indicates 62.27 acres of open space are proposed for Phases 5 & 6. This is consistent with the Preliminary Major Subdivision approval. All open space shall be owned and maintained by the HOA.

In terms of active recreation, at the September 3, 2026 Elk Township Committee meeting, Resolution No. R-122-2026 was adopted authorizing the execution of a memorandum of understanding between Silvergate Associates and DR Horton, Inc to provide the agreed upon recreation facility obligation of \$2,500 per residential unit for Phases I through VI of the Silvergate Planned Unit Development. This outstanding item from the preliminary approval has therefore been satisfied and the application may now proceed to the Planning/Zoning Board for Final Major Subdivision.

- 4.c. Per §96-88.C(2), Consideration to provide that open space within PUDs shall be planned and designed to achieve adequate recreation areas for the needs of the development residents and owners. No recreational facilities are shown on the plans. The applicant shall be prepared to discuss the reason that no active recreational areas are being proposed as part of the development. Because of the size of the development we recommend on-site active recreational facilities be added throughout the phases of the development. *Our office will provide review for recreation and open space under separate cover.*

Complies. The applicant has provided a draft open space plan. A final version of the plan shall be included in the plan set. The draft open space plan indicates 62.27 acres of open space are proposed for Phases 5 & 6. This is consistent with the Preliminary Major Subdivision approval. All open space shall be owned and maintained by the HOA.

In terms of active recreation, at the September 3, 2026 Elk Township Committee meeting, Resolution No. R-122-2026 was adopted authorizing the execution of a memorandum of understanding between Silvergate Associates and DR Horton, Inc to provide the agreed upon recreation facility obligation of \$2,500 per residential unit for Phases I through VI of the Silvergate Planned Unit Development. This outstanding item from the preliminary approval has therefore been satisfied and the application may now proceed to the Planning/Zoning Board for Final Major Subdivision.

- 8.b. Per §96-88.E(2)n, Conceptual architectural review by the approving authority is required before preliminary approval. The applicant shall provide architectural plans of the proposed townhouses for review and discussion by the board. The plans shall be provided to assure that the architectural type and style is compatible with neighboring uses. *Resolution #2016-18 states that the applicant shall provide at the time of Final application.*

Complies. The applicant has provided conceptual architectural plans for all dwelling types. We have no objections to these as submitted.

Additional Planning Comments of Revised Plans:

1. In accordance with §96-88.E.(6)(h), along with the Township's Housing Element and Fair Share Plan and Settlement Agreement with the Fair Share Housing Center, the following phasing schedule for the construction of affordable housing units shall apply:

Percentage of Market Rate Units Completed	Minimum Percentage of Low and Moderate Income Units Completed
25% (120)	0
25% +1 unit (121)	10% (10)
50% (241)	50% (48)
75% (362)	75% (72)
90% (434)	100% (96)

This remains valid and unchanged.

Previous Engineering Review Comments:

- 2.A. The plats should be completed to include all information required for map filing, horizontal control points, outbound information, and all easements including those that will be necessary for construction and maintenance of the stormwater systems and access routes. *Per Resolution #2016-18, to be addressed by the applicant at Final Major Subdivision application.*

Complies. Final plats have been submitted as part of the Final Major Subdivision application. Comments are provided below.

14. Sections and Sequence. The plans include a section plan but do not include sequence. Testimony should be provided regarding the proposed sequence and schedule of construction. *The sequence of construction shall be addressed with the Board at Final Major Subdivision submission and a schedule shall be shown on the plans.*

Complies. The applicant has provided sheet 61 with this information.

Additional Engineering Comments of Revised Plans:

1. Dimensioned Site Plans shall be included in the plan set at time of Final Major Subdivision application and shall include all information that would be required to properly construct the site including but not limited to all drive aisle widths, all radii of curb, all dimensions from face of curb to each building, driveway widths, parking space dimensions, all sidewalk widths and fencing and all features such as trash enclosures and mailbox locations shall be called out. *To be provided at time of Final Major Subdivision submission.*

Complies. Dimensioned site plans have been added to the plan set.

6. The plans show the proposed driveway aprons to extend to the back of the proposed sidewalk which would cause a dip in the sidewalk at each driveway. A detail of the proposed driveway aprons shall be shown on the plans and shall indicate the apron ending at the front edge of proposed sidewalk. *The plans shall be revised at time of Major Subdivision submission to indicate continuous sidewalk along all right of ways. The driveway aprons shall be shown for each residential unit.*

Complies. The driveway aprons have been revised on the plans.

Final Plat Review:

The following review comments shall be addressed as part of Final Major Subdivision review:

1. The title of the plan sheet shall be revised to read "Major Subdivision Plan." **Complies. Plans are labeled "Final Plan of Lots".**
2. In accordance with Title 46 Chapter 26B-2.b.(7) "all permanent easements, including sight right easements and utility easements shall be shown and dimensioned." All existing and proposed easements shall be properly labeled and dimensioned. **Complies. All easements are labeled.**
3. In accordance with Title 46 Chapter 26B-2.b.(8) "the map shall clearly show all monumentation required by this chapter, including monuments found, monuments set, and monuments to be set. An indication shall be made where monumentation found has been reset. For purposes of this subsection "found corners" shall be considered

monuments. The outbound corner markers shall be set pursuant to regulations promulgated by the State Board of Professional Engineers and Land Surveyors.”
Complies.

4. In accordance with Title 46 Chapter 26B-2.b.(8) “A minimum of three corners distributed around the tract shall indicate coordinate values.” **Complies. Coordinates have been added to the plans.**
5. In accordance with Title 46 Chapter 26B-2.b.(9) “the map shall show as a chart on the plat any other technical design controls required by local ordinances including minimum street widths, minimum lot areas and minimum yard dimensions.” **Complies. A zoning schedule is shown on the plan.**
6. A certification by a professional land surveyor shall be added to the plat. **Complies. The correct surveyor certification is shown on the plans.**
7. As per the notes listed on the “Preliminary Subdivision Plan”, the surveyor who prepared the subdivision map is different from the land surveyor who prepared the outbound survey. In this case, the certificate listed under Title 46 Chapter 26B-2.b(13) shall be added to the plans. **Complies.**
8. In accordance with Title 46 Chapter 26B-2.b.(13)(c), the plan shall show the certification by the municipal clerk. **Complies. The clerk certification is shown on the plans.**
9. In accordance with Title 46 Chapter 26B-2.b.(14), the plan shall show the certification by the municipal engineer. **Complies. The engineer certification is shown on the plans.**
10. In accordance with Title 46 Chapter 26B-3, the plan shall show all of the proposed monumentation as required by this section of the law. **Complies. All proposed monumentation is shown.**
11. The applicant shall submit legal descriptions of each proposed roadway for dedication, open space lots, easements and restrictions for review. **Complies. The legal descriptions have been submitted.**
12. A certification that the new lot number has been assigned by the tax assessor must be provided. **Does not comply. The applicant shall submit certifications.**
13. An owner's certification and signature line shall be provided on the plan for the owner of the existing lots. **Complies. An owners certification is shown on the plans.**
14. All rights-of-ways and easements whether dedicated to public or private entities shall be filed by deed. **Statement.**

15. The Plan shall list a point of beginning for each legal description submitted. **Complies. The point of beginnings have been added to plans.**
16. Legal descriptions for all easements, right-of-ways and open space lots shall be submitted to our office for review. **Complies. The legal descriptions have been submitted.**
17. All rights-of-ways and easements whether dedicated to public or private entities shall be filed by deed. **Statement.**
18. The plans shall be updated with the roadway names as approved by the Township of Elk. **Statement.**
19. There are multiple text labels that are cut off by the sheet match line. This shall be revised to make the plans legible. **Complies. The plans are legible.**
20. The county roads shall be labeled with their existing right-of-way widths as well as the proposed right-of-way width or the right-of-way width that was created by the widening easements granted. **Complies. The County roads have been properly labeled.**

FINAL MAJOR SUBDIVISION REVIEW

Engineering comments:

1. The index on the cover sheet shall match the names of the individual sheets.
2. The applicant shall provide confirmation of road names.
3. The proposed building for commercial area C-1 shall be dimensioned to the southerly property line.
4. The width of all concrete islands in the commercial area shall be dimensioned on the site plans.
5. The detailed site plan sheet 020 shows sanitary laterals. These should not be shown on the detail site plan sheets.
6. The Staging and Section plan sheet shall clarify which subsection Bradley Road will be constructed as part of.
7. The lettering on the proposed monument signs is not indicated on the signage details that are located on Sheet 62 of the subdivision plans. In accordance with Section 96-60.D.(13), the address shall be identified prominently on the sign. The applicant shall provide testimony.

8. The temporary signs shall be in compliance with Section 96-60.D. The applicant shall provide testimony.
9. All open spaces areas shall be owned and maintained by the HOA.
10. All landscaped islands in the cul-de-sacs shall be maintained by the HOA.
11. HOA Documents and / or deeds, covenants and restrictions shall be provided for review and approval by this office and the Board Solicitor and Township Solicitor, evidencing legal authority for ownership and maintenance of the common areas. These shall be required to be submitted as a condition of any approvals granted by the Board.

Legal Description Comments:

1. Sight Triangle Easement – ST-31 referenced plan date reads “craig” instead of March.
2. Sight Triangle Easement – ST-32 referenced plan date reads “craig” instead of March.
3. Drainage Easement - DE 20 last paragraph identifies the easement as ST-34 instead of DE-20.
4. Sight Triangle Easement – ST-25 and ST-26 the heading of the description is not the same as the easement identified in the last paragraph.
5. Sight Triangle Easement – ST-15 heading is labeled ST-15 but last paragraph identifies ST-14.
6. Drainage Easement – DE-1 course number 1 is missing the direction of bearing.
7. Drainage Easement – DE-2 concluding paragraph identifies a 10 foot easement while the heading is a 20 foot easement.
8. Drainage Easement – DE-9 heading identifies block 65.02 but the courses reference block 65.04.
9. Drainage Easement – DE-8 heading identifies block 65.02 but the courses reference block 65.04.
10. The plan date referenced on the descriptions does not match the date of the submitted plan set.

Affordable Housing:

1. Prior to any permits being issued by the Township, documentation will need to be provided by the applicant in accordance with Chapter 40 of the Elk Township Code, Affordable Housing. The applicant shall coordinate with the Township Engineer, Planner and Municipal Housing Professionals to confirm the affordable units are compliant.

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, PLS, CME
President



Candace Kanaplue, PP, AICP
Associate

Cc: Brandon DeJesus, Esq., Board Solicitor
Robert C. Fecso, D.R. Horton, Inc., Applicant
Silvergate Associates, Owner
Stuart Platt, Esq., Applicant's Attorney
Richard J. Clemson, PE, Applicant's Professional

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