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April 7, 2025

VIA HAND DELIVERY & EMAIL (aweitzel@elktownshipnj.gov)

Ann Marie Weitzel – Secretary
Elk Township Planning and Zoning Board
680 Whig Lane
Monroeville, NJ 08343

**Re: Country Roads Realty, LLC
Application for Preliminary Major Site Plan Approval – Phase I
730 Buck Road / Block 44, Lot 4
Elk Township, Gloucester County, New Jersey
Our File No: ATH.010.3001**

Dear Ms. Weitzel:

On behalf of our client, Country Roads Realty, LLC (“Applicant”), we are submitting the following in connection with the above-captioned Application:

1. Elk Township Site Plan Application Form – one (1) original and sixteen (16) copies;
2. Land Development Checklist with List of Waivers & Justifications – seventeen (17) copies;
3. Application Addendum – seventeen (17) copies;
4. Escrow Agreement with Form W9 – one (1) copy;
5. Affidavit of Ownership and Consent from Wigmore Investments, LLC – one (1) copy;
6. Corporate Disclosure Information Statement – one (1) copy;
7. Request for Certification of Paid Taxes – one (1) copy;
8. Boundary and Topographical Survey, prepared by Pennoni Associates, Inc., consisting of six (6) sheets, dated October 14, 2024 – seventeen (17) copies;
9. Preliminary Major Site Plans, prepared by Pennoni Associates, Inc., consisting of forty-three (43) sheets, dated March 26, 2025 – seventeen (17) copies;

10. Architectural Floor Plans and Elevations, prepared by Premier Architecture, consisting of six (6) sheets, dated March 28, 2025 – seventeen (17) copies;
11. Traffic Impact Study, prepared by Pennoni Associates, Inc., dated March 7, 2025 – one (1) copy;
12. Geotechnical Engineering Report, prepared by Pennoni Associates, Inc., dated November 1, 2024 – one (1) copy;
13. Infiltration Testing Summary Report, prepared by Pennoni Associates, Inc., dated January 24, 2025 – one (1) copy;
14. Stormwater Management Report, prepared by Pennoni Associates, Inc., dated March 27, 2025 – one (1) copy;
15. Stormwater Maintenance Report, prepared by Pennoni Associates, Inc., dated March 27, 2025 – one (1) copy;
16. Freshwater Wetlands Delineation Report, prepared by DuBois & Associates, dated March 20, 2024 – one (1) copy;
17. Freshwater Wetlands Line Verification Application, prepared by DuBois & Associates, dated April 9, 2024 – one (1) copy;
18. Environmental Impact Statement, prepared by Pennoni Associates, Inc., dated April 2025 – seventeen (1) copies
19. Phase I Environmental Site Assessment, prepared by DuBois & Associates, dated June 15, 2022 – one (1) copy;
20. Title Proforma – seventeen (17) copies;
21. **CONFIDENTIAL** Narrative Safety and Security Plan prepared by Country Roads Realty, LLC – seventeen (17) copies;
22. Cannabusters Specification and Safety Data Sheet – seventeen (17) copies;
23. BioTherm Greenhouse Climate Control Specification Sheets, dated February 7, 2025 – seventeen (17) copies;
24. BFG Supply Greenhouse Specification Sheets, dated February 12, 2025 – seventeen (17) copies;
25. Lighting Specification Sheets, prepared by Lithonia Lighting – seventeen (17) copies; and
26. Under separate cover, the Applicant will provide checks for the Application Fees and Escrow Deposits associated with this Application.

Country Roads Realty, LLC (the “Applicant”) requests that the Elk Township Combined Planning and Zoning Board consider an application for Preliminary Major Site Plan Approval, Final Major Site Plan Approval, and Bulk Variance Approval for the development and use of a licensed Class 1 cannabis cultivation facility, including a 15,000 square-foot headhouse building, three (3) sealed greenhouse structures totaling 227,725+/- square feet along with associated air circulation and odor mitigation equipment, conversion of an existing 2,400 square-foot metal garage to an auxiliary drying building, conversion of an existing 1,750+/- single family residence to administrative office space, driveway, circulation, and parking lot improvements including gated entry access, three (3) truck loading stalls, and 48 passenger vehicle parking spaces, three (3) soil storage areas, perimeter landscape buffering, security fencing, stormwater management improvements, well and septic improvements, and site lighting, all to be located on 79.49+/- acres of land known as 730 Buck Road, identified on the Official Tax Maps for the Township of Elk as Block 44, Lot 4, within a Cannabis Establishment Overlay Zoning District (the “Property”).

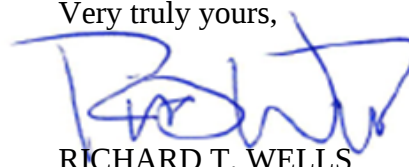
Applicant requests bulk variance approval to permit: (i) eight (8) foot perimeter security fencing where §96-80.1(B) of the Township Code permits a maximum six (6) foot fencing within rear and side yards and a maximum four (4) foot fence height in a front yard; (ii) to provide three (3) truck loading spaces where 13 are otherwise required by §96-78.2; (iii) to permit an existing 1,750+/- residential structure to be used as administrative office space to remain with a 9.7+/- foot encroachment within the 100-foot perimeter buffer required by § 96-78.2(E)(2)(j) and within the 50-foot side yard setback required by § 96-78.2(E)(2)(f); and (iv) any and all other variances which may be identified during the course of review and/or presentation of this application.

By copy of this correspondence we have provided one (1) copy of each of the enclosed materials directly to Board Engineer Steven M. Bach, PE, RA, PP, CME, Board Planner Candace Kanaplu, PP, AICP, and board Solicitor Jeffrey Cheney, Esq.

We would appreciate if you could please arrange to place this Application on the Elk Township Combined Planning and Zoning Board’s next available meeting agenda for consideration. Once you have confirmed the date, time, and location of the Planning Board hearing, we will arrange to serve and publish the appropriate Notice of that hearing, and thereafter provide you with our Affidavit of Service and an Affidavit of Publication from *The South Jersey Times* newspaper.

If you have any questions, or require any additional information, please do not hesitate to contact me. Thank you for courtesy and assistance.

Very truly yours,



RICHARD T. WELLS

RTW
Enclosures

cc: Steven M. Bach, PE, RA, PP, CME (via FedEx & email w/ encs via FileShare)

Ann Marie Weitzel – Secretary
Elk Township Planning and Zoning Board
April 7, 2025
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Candace Kanaplue, PP, AICP (*via FedEx & email w/ encls via FileShare*)
Jeffrey Cheney, Esq. (*via FedEx & email w/ encls via FileShare*)
Paul Ploskonka (*via email w/ encls via FileShare*)
Matthew Emling (*via email w/ encls via FileShare*)
Ryan Wigmore (*via email w/ encls via FileShare*)
Benjamin Mitsmenn, PE (*via email w/ encls via FileShare*)
William J. Caruso, Esq. (*via email w/ encls via FileShare*)