



**LAND DEVELOPMENT APPLICATION
ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY**

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DO NOT PUBLISH PUBLIC NOTICE OR MAIL NOTICE TO THE OWNERS OF PROPERTY WITHIN 200 FEET UNTIL YOU HAVE RECEIVED THE DATE ASSIGNED FOR THE PUBLIC HEARING FROM THE BOARD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

Application Number: _____

Application/Escrow Fees: _____

Date Deemed Incomplete: _____

Date of Public Hearing: _____

Date Deemed Complete: _____

Resolution Number: _____

Check all applicable:

- | | | |
|--|---|--------------------------------------|
| ☒ 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

CE - Cannabis Establishment

Block(s): 44 Lot(s): 4 Zone Designation: Overlay Tax Map page: 25

Property Location: 730 Buck Road

Dimensions: Frontage 781' +/- Depth see survey Total Area 79.491 +/- acres

2. Applicant's Name: Country Roads Realty, LLC

Company Name: _____

Address: 219 North Vineyard Boulevard

Collingswood, NJ 08108

Phone Number: 856-616-2689 email: rwells@archerlaw.com

Applicant is a: ☐ Corporation ☐ Partnership ☐ Individual ☒ LLC

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

3. Property Owner's Name: (Applicant is Co-Owner)

Co-Owner:

Company Name: Wigmore Investments, LLC

Address: 1416 2nd Street
Delanco, New Jersey 08075

***Please see enclosed Affidavit of Ownership and Consent**

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: Richard T. Wells, Esq.

Firm: Archer & Greiner, P.C.

Address: 1025 Laurel Oak Road
Voorhees, NJ 08043

Phone Number: 856-616-2689 Fax #: _____ Email: rwells@archerlaw.com

5. Engineer's Name: Benjamin Mitsmenn, PE

Firm: Pennoni Associates, Inc.

Address: 515 Grove Street - Suite 1B
Haddon Heights, NJ 08035

Phone Number: 856-316-1070 Fax #: _____ Email: bmitsmenn@pennoni.com

For Site Plans:

☒ Commercial ☐ Industrial ☐ Other _____

Land to be developed ** acres

Building size: 15,000sf + 227,725+/- (greenhouses) # of parking spaces 48

Proposed use: Class 1 Cannabis Cultivation

For Residential:

Area of entire tract _____ acres

Portion to be subdivided _____

of lots created _____

of units planned _____

Proposed use: _____

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 # 533
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:

NJDEP - Wetlands Line Verification

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

☒ Yes (attach copies) ☐ No Proposed Wetlands Line Verification

***Note: Copies of All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review.**

Present use of the premises: Commercial Farming

Proposed use: Class 1 Cannabis Cultivation

8. Applicant's Planning Consultant: N/A

Address: _____

Phone Number: _____ Fax #: _____ Email: _____

9. Applicant's Traffic Engineer: Beth-Ann Grasso, PE, CME, CFM

Address: Pennoni Associates, Inc.
515 Grove Street - Suite 1B
Haddon Heights, NJ 08035

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: N/A
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: Witness list to be provided
Nature of testimony: _____

Name: _____
Nature of testimony: _____

12. **Subdivision:** Number of lots created (include remainder): N/A
Number of proposed dwellings: N/A

Site Plan: Area to be disturbed (square feet) 844,205+/- sf (19.4+/- ac.)
Total number of proposed dwelling units: 0
Commercial square footage: 246,875+/-

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):

*Please see plans & application addendum.

13. Said property has dimensions of _____ and area of _____ and is improved with the following structures: *Please see the Boundary & Topographical Survey / Existing & Proposed Conditions Plans
(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:
Square footage of Building footprint: 15,000+/- (headhouse)
227,725+/- (greenhouse)
4,150+/- (existing) Total Square footage: 246,875+/-
Feet wide: *see plans Height: *see plans
Stories: 1-2 (existing residential to office space = 2 stories; remainder = 1)

16. Setbacks of building (corner properties have 2 fronts): *Irregular lot - please see plans

Front: _____ Rear: _____
Side: _____ Side: _____
% Building Coverage: _____
% Impervious Coverage: _____

17. Date property acquired: July 2024
Prevailing zoning at time of acquisition: CE - Cannabis Establishment Overlay
Current Zoning: CE - Cannabis Establishment Overlay

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

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)?

*Please see application addendum.

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.

*Please see application addendum.

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):

*Please see attached list.

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):

*Please see the cover letter submitted with this application.

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.) See architectural plans

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

30. Total proposed dwelling units: 0

31. Total proposed professional offices: 0

32. Total proposed floor area: 246,875+/- sf

33. Total proposed parking spaces: 48

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?

Any bonding as required.

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>Pending submission</u>
County Health Department	<u> </u>	<u>X</u>	<u> </u>
County Soil Conservation District	<u>X</u>	<u> </u>	<u>Pending submission</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>X</u>	<u> </u>	<u> </u>
Stream Encroachment Permit	<u> </u>	<u> </u>	<u> </u>
Waterfront Development Permit	<u> </u>	<u> </u>	<u> </u>
Wetlands Permit	<u>X</u>	<u> </u>	<u>Pending Receipt of LOI</u>
LOI (letter of Interpretation)	<u>X</u>	<u> </u>	<u>April 2024</u>
Other <u> </u>	<u> </u>	<u> </u>	<u> </u>
Other			

I hereby consent to the filing of this application and consent to allowing Township representatives to perform on site visits. (Both signatures are required.)

Archer & Greiner, P.C. - Attorneys for Applicant / Co-Owner

Applicant's Signature:

Date: 4/7/25

BY: Richard T. Wells, Esq.

Archer & Greiner, P.C. - Attorneys for Applicant / Co-Owner

Owner's Signature:

Date: 4/7/25

BY: Richard T. Wells, Esq.

*Please see attached Co-Owner

Date:

Affidavit of Ownership & Consent

Sworn to and Subscribed
before me this 17th day

of April 2025.

Angela M. Hickman
Notary Public

Angela M. Hickman

NOTARY PUBLIC

STATE OF NEW JERSEY

ID # 50154617

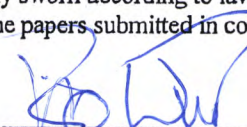
MY COMMISSION EXPIRES March 15, 2026

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AFFIDAVIT OF APPLICANT

STATE OF New Jersey }
COUNTY OF Camden } ss.

Country Roads Realty, LLC, of full age being duly sworn according to law on oath deposed and says that all of the above statements and the statements contained in the papers submitted in connection with this application are true.


(Signature of Applicant)

Archer & Greiner, P.C.
Attorneys for Applicant / Co-Owner
(Print name of Applicant)

BY: Richard T. Wells, Esq.

Sworn and subscribed before me this _____ day
of _____, 20_____.

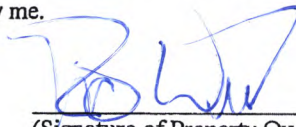
(Notary)

AFFIDAVIT OF OWNERSHIP

*See attached for Co-Owner Affidavit

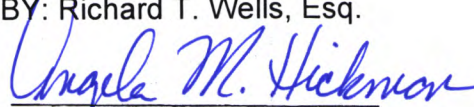
STATE OF New Jersey }
COUNTY OF Camden } ss.

Country Roads Realty, LLC, of full age, being duly sworn according to law, on oath deposes and says, that deponent resides at 219 N. Vineyard Blvd, Collingswood in the County of Camden and State of New Jersey; and that I am the ^{co-owner} owner of all that certain lot, piece of parcel of land known as Block (s) 44 Lot(s) 4 on the Tax Map of Elk Township, which property is the subject of the above application, and that said application is hereby authorized by me.


(Signature of Property Owner)

Archer & Greiner, P.C.
Attorneys for Applicant / Co-Owner
(Printed Name of Owner)

BY: Richard T. Wells, Esq.


(Notary)

Sworn and subscribed before me this 7th day
of April, 2025.

Angela M. Hickman

NOTARY PUBLIC

STATE OF NEW JERSEY

ID # 50154617

MY COMMISSION EXPIRES March 15, 2026