

RESOLUTION NO. 2024 – 15

**RESOLUTION OF THE TOWNSHIP OF ELK
PLANNING/ZONING BOARD OF ADJUSTMENT
APPROVING PRELIMINARY AND FINAL MAJOR
SITE PLAN APPROVAL FOR ZONE STRIPING, INC.
FOR 718 JACOB HARRIS LANE, GLASSBORO,
COUNTY OF GLOUCESTER, BLOCK 30, LOT 14.01.**

Application No. SP-24-02
Approval Preliminary and Final Major Site Plan
Applicant: Zone Striping, Inc.
718 Jacob Harris Lane, Glassboro
Block 30, Lot 14.01

BE IT RESOLVED, on the 6th day of November, 2024, by the
Planning/Zoning Board of the Township of Elk that:

WHEREAS, the Applicant, Zone Striping, Inc. (“the Applicant”) filed an
Application to the Board for Preliminary and Final Major Site Plan approval for the
property known as 718 Jacob Harris Lane, Glassboro, New Jersey otherwise known as
Block 30, Lot 14.01 on the Tax Map of the Township of Elk (the “Property”); and

WHEREAS, the Applicant provided the required public notice of this
application; and

WHEREAS, the Application was subject to a public hearing on October 16,
2024; and

WHEREAS, the Applicant was represented by David A. Thatcher, Esq.; and

WHEREAS, the Applicant introduced the following exhibits:

- **A-1** Color photograph of the front of the existing main building;
- **A-2** Color photograph of the middle front of the existing main
building; and
- **A-3** Color photograph of the remaining front of the existing main
building.

WHEREAS, in Applicant's Professional, Scott D. Brown, P.E., P.L.S., C.M.E., testified in support of the Application; and

WHEREAS, the Applicant seeks Preliminary and Final Major Site Plan Approval for the construction of a 4,550 sq. ft. two-story office building, asphalt parking lot, and associated site improvements at the Property. The Property is 23.8 acres, situated in the M1 Light Manufacturing Zoning District and currently contains three existing buildings, an asphalt parking lot, and associated size improvements; and

WHEREAS, Paul Mitchell, president and owner of, testified in support of the Application. Applicant operates its multi-state highway and airport striping business out of the existing structures on the Property. Applicant employs approximately 30 administrative/shop staff and 80 field staff. Office staff generally work ordinary business hours; however, maintenance staff work both day and night as needed. Trucks and field staff work day and night, depending on the job, but typically load up at the beginning of the shift and then do not return until the end of the shift.

Applicant's business is continuing to grow and Applicant requires more space for vehicle maintenance and storage as well as storage of heat-sensitive materials. Although there are three existing structures on the Property, two of those structures are car-port type pole barns under which vehicles are stored. Administrative staff will occupy the new office building.

The proposed improvements will not result in increased employees, nor expanded signage. Said improvements will further tie into existing utilities.

WHEREAS, the Applicant's Professional testified that the proposed improvements do not represent a "major development" for purposes of New Jersey's Stormwater Management regulations. The existing stormwater management infrastructure and permitting on the Property relates to prior improvements authorized by and memorialized in the Board's Resolutions 2008-20 and 2010-28. Further, there

is generally sufficient lighting at the Property, however, Applicant will provide evidence of adequate lighting in the parking lot to the West of the proposed building and supplement the site with lighting as necessary. Applicant will further provide a permanent edging along the entirety of the proposed parking lot; and

WHEREAS, the Applicant otherwise agreed, as a condition of approval, to comply with all recommendations contained in the October 14, 2024, review letter provided by Bach & Associates; and

WHEREAS, the Application was opened to public comment and no members of the public testified.

NOW THEREFORE BE IT RESOLVED that the Board specifically adopts the preamble of this Resolution as its findings of fact, and conclusions of law, and has relied upon these findings in the decision rendered by the Board; and

BE IT THEREFORE FURTHER RESOLVED by the Planning/Zoning Board of the Township of Elk on this 6th day of November 2024, that the Board hereby grants the Application of Zone Striping, Inc. to the following conditions:

1. The Applicant shall comply with the recommendations of the Township Planner and/or Township Engineer contained in reports submitted to the Board to the extent that the reports do not conflict with any other conditions contained herein, and shall submit revised plans, if necessary, in accordance with reports.
2. The Applicant shall comply with all representations made by or on behalf of the Applicants during the public hearing.
3. The Applicant shall pay all taxes, fees and required escrows deposits which may be due and owing.
4. The Applicant shall secure any and all other approvals, licenses and permits required by any of the Board, Agency, or entity having jurisdiction over the subject application or over the subject property.

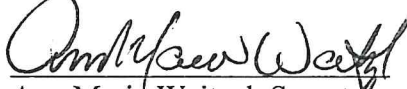
BE IT FURTHER RESOLVED that all representations, commitments and agreements made by the Applicant or its representatives at the hearing in this matter or contained in any document, plat, sketch or submission delivered to the Board at any time prior to this approval, including notes contained in the original or revised submissions will be considered as conditions of approval of this Application for the development and are hereby incorporated into this resolution by reference.

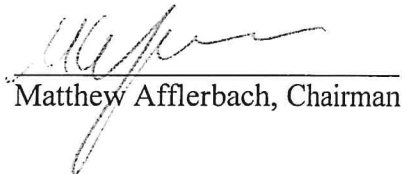
ADOPTED at a meeting of the Township of Elk Planning/Zoning Board of Adjustment held on November 6, 2024.

Those voting in favor were: Hughes, McKeever, Nicholson, Wolf and
Chairman Afflerbach

Those voting in opposition were: None

Attest:


Ann Marie Weitzel, Secretary


Matthew Afflerbach, Chairman

Dated: 11-8-2024