

Brent Stephens
116 Park Ave., Elmer, NJ

Location Narrative:

While the existing property B 29, L33 is zoned conservation and approved for residential development, it is bounded by several commercial uses or derelict properties and a few residences.

The southern RR bed segment B29 L5 to Salem St. is undevelopable at Park Ave.
The Barn at B29 L34 is a commercial use with storage trailers
Peggy Country Store at B29 L35 is a commercial use

Overgrown properties

B30 L 1+2 all parts of Bostwick Lumber

B30 L 3 part of 1+2 above is an unused overgrown parcel part of Bostwick

B30 L4 another undevelopable railroad bed owned by Elmer Boro

B30 L27 a ½ acre undeveloped unmaintained parcel owned by Elmer Boro

The adjacent residential properties B29 Lots 6, 7, and 32 are shielded from the proposed use by existing tree and brush growth on the subject property. This natural buffer is not intended to be cleared and remain both a visual and audible buffer to the surrounding residences. Utilization of the subject property would bring along maintenance and upkeep of a previously derelict property. Elmer has had it's issues with this site in the past and by our proposed use seek to keep that in the past.

The proposed use would not generate any excessive noise or debris and would typically only be occupied when team members arrive to switch between personal and company vehicles at the beginning or end of their shift.