

FOR OFFICIAL USE ONLY

Planning Board

Zoning Board of Adjustment

Name of Application: \_\_\_\_\_ Docket Number : \_\_\_\_\_

### PART A

#### APPLICANT REQUESTS THE FOLLOWING:

Explain, in detail sufficient for the Board to understand the nature of the proposal, the exact nature of the proposed application and proposed physical modifications to be made to the site, building(s) and/or signage including the proposed use of the premises.

Applicant is applying to the Zoning Board of Adjustment for D(3) Use Variance and Amended Preliminary and Final Site Plan and C(2) variance approval to expand the existing church parking area to provide up to approximately 224 additional parking spaces. The C(1) variances are for insufficient parking and maximum sign area.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Identify the type of variance(s) requested. Check all that apply.

"C" Variance(s)

- The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship - N.J.S.A.. 40:55D-70.C(1)
- The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment - N.J.S.A.. 40:55D-70.C(2)

"D" Variance(s):

- Use or principal structure in a district restricted against such use or principal structure - N.J.S.A.. 40:55D-70.D(1)
- Expansion of a nonconforming use - N.J.S.A.. 40:55D-70D(2)
- Deviation from a specification or standard pertaining solely to a conditional use - N.J.S.A.. 40:55D-70. D(3)
- Increase in the permitted floor area ratio - N.J.S.A.. 40:55D-70.D(4)
- Increase in the permitted density - N.J.S.A.. 40:55D-70.D(5)
- Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure - N.J.S.A.. 40:55D-70.D(6)

Identify requested variances from the requirements of the Franklin Township Land Development Ordinance:

<u>Ordinance Section</u>	<u>Requirement</u>	<u>Proposed Deviation</u>
37D(1) - Parking §112- Requirements	1,356 spaces	475 spaces
§112- Schedule 5 - Sign Regulations - Maximum Sign Area	25 sq. ft.	36 sq. ft.
§112-		
§112-		
§112		
§112		
§112-		

**PART B**

APPLICANT:  Individual  Partnership  Corporation

APPLICANT:  Owner  Applicant  Other \_\_\_\_\_

Name Pillar of Fire International

Street Address c/o Al Shjarback, Pastor of Operations, Trustee  
2 Ministry Center Drive Apt./Ste/Unit # \_\_\_\_\_

City Zarephath State New Jersey Zip Code 08890

Phone 732-356-2502 x 5122 Fax \_\_\_\_\_

Email ashjarback@zarephath.org

**OWNER (if different from Applicant):**

Name Same as Applicant.

Street Address \_\_\_\_\_ Apt./Ste/Unit # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

PART C

Note: "\*" indicates not required in association with signage variances

SUBJECT PROPERTY:

Block/s 516.01 Lot/s 1.01 Zone A

Street Address 2 Ministry Center Drive

City Zarephath State New Jersey Zip Code 08890

Approximate Site Size \* 144.8045 Acres/ 6,307,684 Sq. ft.

Present use of the property, specify: Church.

Proposed use of the property, specify: Church.

Public water available: \* [X] Yes [ ] No If not, proposed? [ ] Yes [ ] No

Public sanitary sewer available: \* [X] Yes [ ] No If not, proposed? [ ] Yes [ ] No

Describe any off tract improvement required or proposed \* No off tract improvements proposed.

Deed restrictions, covenants, easements, association by-laws:

[X] Yes (Provide a copy) [ ] No [ ] Proposed (Must be submitted for review)

Does the applicant own any contiguous property? \* [X] Yes [ ] No

If yes, state the address, block and lot of such property: \* Weston Canal Road - Block 513.01, Lot 5, Block 515, Lots 3 & 5 and Block 516, Lot 1 / 75 School House Road - Block 516, Lot 2 / 69 School House Road - Block 516, Lot 3

Has there been any previous appeal, request, or application to this or any other Township Boards involving this property? [X] Yes [ ] No

If, yes, state type, docket number, the nature and date of such appeal:

How long has the present owner had title to this property? \* Since 1917.

Is the property under contract to be sold? [ ] Yes [X] No

If yes, state the date of contract and name of the contract purchaser:

**PART D**

Identify if the application is proposed to be bifurcated (i.e., variances identified herein sought at this time with approval for other development approvals, such as subdivision and/or site plan approval, to be sought at a later date):  Yes  No

If not bifurcated, identify the associated development approvals sought at this time (check all that apply):

- Waiver of Site Plan
- Minor Site Plan
- Preliminary Site Plan
- Final Site Plan
- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Conditional Use Approval
- Other(s) (Specify: \_\_\_\_\_)

Note: Applicant must consult the respective Instruction Sheet(s) and Submission Checklist(s) for the associated development approvals being sought at this time. The submission will not be deemed an Application for Development unless all required submissions are provided for all requested development approvals.

If bifurcated, identify the nature of subsequent development approvals to be sought: \_\_\_\_\_

\_\_\_\_\_

For signage variances indicate the following:

- Single Tenant Building
- Multiple Tenant Building

**PART E**

C Variance(s):

- The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship under N.J.S.A.. 40:55D-70.C(1)

List in detail wherein this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situation uniquely affecting the property or the structures lawfully existing thereon.

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\_\_\_\_\_ and/or

The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment under N.J.S.A.. 40:55D-70.C(2).

List in detail wherein this case conforms to this requirement:

The site was previously approved with insufficient parking and Applicant is proposing additional parking to make the property more in conformance with the ordinance.  
With regard to the signage variance, the Church attracts many visitors and the increase in size will make the sign more visible.

D Variance(s):

State why the property is particularly suitable for the proposed use, including any inherently beneficial conditions and/or any undue hardship, if any, showing that the property cannot reasonably be adapted to a conforming use:

The D(3) variance was previously approved when the Church was constructed. This application does not impact the conditions of the D(3) variance previously granted.

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good.  
See above.

Supply a statement of facts why relief can be granted without substantial detriment to the intent and purpose of the zone plan and zoning ordinance.

**PART F**

**LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:**

<u>Quantity:</u>	<u>Description of Item:</u>
<u>25</u>	<u>Preliminary &amp; Final Use Variance &amp; Parking Expansion Site Plan</u>
<u>3</u>	<u>Boundary Survey &amp; Topographic Mapping</u>
<u>3</u>	<u>Storm Drainage Report</u>
<u>3</u>	<u>Stormwater Best Management Practices (BMP) Operation and Maintenance Manual</u>
<u>15</u>	<u>Environmental Conditions Report</u>
<u>15</u>	<u>Traffic Impact Analysis</u>

**PART G**

**CONTACT PERSON INFORMATION/ CERTIFICATION**

The person indicated below shall serve as the point-of-contact with the Township Department of Planning and Zoning and shall be the sole recipient of official correspondence from the Department. By signing this form, in Part H below, the Applicant and Owner certify that that the party listed below is authorized to act on their behalf as the designated contact person with the Department.

Owner     Applicant     Attorney     Engineer     Architect     Other

Name Peter U. Lanfrit, Esq., Borrus, Goldin, Foley, Vignuolo, Hyman and Stahl, P.C.

Street Address 2875 US Route One Apt./Ste/Unit # \_\_\_\_\_

City North Brunswick State New Jersey Zip Code 08902

Phone 732-422-1000 Fax 732-422-1016

Email peter@borrus.com / erin@borrus.com

PART H

APPLICANT'S CERTIFICATION

I, Pillar of Fire International, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 2 Ministry Center Drive, Zarephath in the County of Somerset and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant and I am authorized to sign the application for the partnership or corporation.

Sworn to and subscribed before me this 21st day of July, 20 20

NOTARY PUBLIC  
Erin E. Santora LaGrua  
Notary Public of the State of New Jersey  
My Commission Expires August 20, 2024  
OWNER'S CERTIFICATION

APPLICANT'S SIGNATURE  
Peter U. Lanfrit, Esq.  
Attorney for Applicant

(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

I, Pillar of Fire International, of full age, being duly sworn according to law and upon my oath depose that: I reside at 2 Ministry Center Drive, Zarephath in the County of Somerset and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner of the property which is the subject of this application, and I am the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Sworn to and subscribed before me this 21st day of July, 20 20

NOTARY PUBLIC  
Erin E. Santora LaGrua  
Notary Public of the State of New Jersey  
My Commission Expires August 20, 2024

OWNER'S SIGNATURE  
Peter U. Lanfrit, Esq.  
Attorney for Owner