

APPLICATION FOR SITE PLAN APPROVAL

DATE: October 23, 2018

DATE OF T.R.A.S. MEETING: _____

ZONE: R-F

APPLICANT: Macedonia Church of God in Christ International

PHONE: _____

ADDRESS: c/o Ora Payne, 127 Fuller Street, Somerset, NJ 08873

Name and address of person to whom correspondence should be directed: 3000 Hadley Road, Suite 1C
Peter U. Lanfrit, Esq., The Law Office of Peter U. Lanfrit, LLC, South Plainfield, NJ 07080

OWNER: Same as Applicant.

PHONE: _____

ADDRESS: _____

STREET LOCATION OF PROPERTY: 30 Booker Street and 127, 131 & 133 Fuller Street

BLOCK(S) 123

LOT(S) 13-22

TYPE OF CONSTRUCTION Frame.

Briefly describe the nature of business or use proposed:

Applicant will demolish the existing church and construct and new church and parking lot.

AREA OF PROPERTY: 25,000 square feet / 0.57 acres

GROSS SQUARE FOOTAGE OF BUILDING: EXISTING 3,160

PROPOSED 4,880

TOTAL SQUARE FOOTAGE OF OTHER EXISTING 6,090

IMPERVIOUS SURFACES: PROPOSED 13,270

NUMBER OF PARKING SPACES PROVIDED: 63

NUMBER OF BUILDING STORIES PROPOSED: 1

AVAILABILITY & LOCATION OF PUBLIC WATER: Yes. Fuller Street.

AVAILABILITY & LOCATION OF PUBLIC SEWER: Yes. Fuller Street.

IS THIS APPLICATION ACCOMPANIED BY ANOTHER APPLICATION FOR DEVELOPMENT (VARIANCE, SUBDIVISION, CONDITIONAL USE): No.

If yes, state nature of other application: _____

Macedonia Church of God in Christ International

OWNERS NAME

Peter U. Lanfrit
OWNERS SIGNATURE *ESR*

Peter U. Lanfrit, Esq., Attorney for Owner

Macedonia Church of God in Christ International

APPLICANTS NAME

Peter U. Lanfrit
APPLICANTS SIGNATURE *ESR*

Peter U. Lanfrit, Esq., Attorney for Applicant

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 preliminary & final site plan and c(2) variance approval to demolish the existing structures on site and construct a 4,880 square foot single story church building. A curbed and paved parking area for 38 vehicles will be constructed on site. The church will front on Fuller Street, and access to the parking area will be from Fuller Street. Drainage from the church building and parking will be collected and directed to a proposed underground detention system. The design and supporting calculations are discussed below. Significant landscape improvements are proposed along the perimeter of the parking area and along Fuller and Booker Streets.

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:
See attached Exhibit "A".

<u>Ordinance Section</u>	<u>Requirement</u>	<u>Proposed Deviation</u>
§112-_____	_____	_____
§112-_____	_____	_____
§112-_____	_____	_____
§112-_____	_____	_____
§112_____	_____	_____
§112_____	_____	_____
§112-_____	_____	_____

PART B

APPLICANT: Individual Partnership Corporation

APPLICANT: Owner Applicant Other _____

Name Macedonia Church of God in Christ International

Street Address c/o Ora Payne, 127 Fuller Street Apt./Ste/Unit # _____

City Somerset State NJ Zip Code 08873

Phone 732-284-9046 Fax _____

Email payne_ora@yahoo.com

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 123 Lot/s 13-22 Zone R-F

Street Address 133 Fuller Street

City Somerset State NJ Zip Code 08873

Approximate Site Size * 0.5739 Acres/ 25,000 Sq. ft.

Present use of the property, specify: a parking area for 12 vehicles. One story church building, detached parsonage, and

Proposed use of the property, specify: 4,880 square foot single story church building. A curbed and paved parking area for 38 vehicles.

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:

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

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

If yes, state the address, block and lot of such property: *

Has there been any previous appeal, request, or application to this or any other Township Boards involving this property? [] Yes [X] 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? * Lots 13 & 14 - Since 2012 / Lots 15-17 - Since 1955 / Lots 18 & 19 - Since 2007 / Lots 20-22 - Since 2011

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.

_____ 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:

Applicant is proposing to demolish the existing church which does not currently meet the needs of its congregation. Applicant is going to construct the new church to service its congregates. It will have a fellowship hall and meeting rooms and restroom facilities which are lacking at the present time. The applicant has acquired additional land in order to construct the church and is providing more parking then is currently available at the site. In addition, based on prior agreements applicant has off site parking available if needed.

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:

C and D Variance(s):

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

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>
25	Site Plan
25	Architectural drawings
3	Engineering Report
15	Traffic Impact Analysis
15	Environmental Assessment

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

Macedonia Church of God

I, in Christ _____, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 127 Fuller Street, Somerset _____ 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 9th day of March, 20 20

[Signature of Karen A. Foley]
NOTARY KAREN A. FOLEY
Notary Public State of New Jersey
Commission Expires December 11, 2022

[Signature]
APPLICANT'S SIGNATURE
JAMES STANLEY
AS ATTY FOR
APPLICANT

OWNER'S CERTIFICATION

(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.)

Macedonia Church of God

I, in Christ _____, of full age, being duly sworn according to law and upon my oath depose that: I reside at 127 Fuller Street, Somerset _____ 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 9th day of March, 20 20

[Signature of Karen A. Foley]
NOTARY PUBLIC
KAREN A FOLEY
Notary Public State of New Jersey
Commission Expires December 11, 2022

[Signature]
OWNER'S SIGNATURE
JAMES E. STANLEY
AS ATTY FOR
APPLICANT

Exhibit "A"

Macedonia Church of God in Christ International

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

Ordinance Section	Requirement	Proposed Deviation
§112-280.D.(3)(I)[1] - Minimum Lot Area	One (1) acre	0.57 acres
§112-280.D.(3)(I)[2] - Building Setbacks - Minimum Front Yard Setback (Fuller Street)	50 feet	7 feet
§112-280.D.(3)(I)[2] - Building Setbacks - Minimum Rear Yard Setback	30 feet	5 feet
§112-280.D.(3)(I)[2] - Building Setbacks - Minimum Side Yard Setback	10 feet	6 feet
§112-280.D.(3)(I)[3] - Building Height	30 feet	54 feet 4 inches
§112-280.D.(3)(I)[6][i] - Parking Requirements	101 spaces	63 spaces
§112-280.D.(3)(I)[7][i] - Design Standards - Parking Location	The majority of the parking shall be located to the rear of the main structure, with no more than 10% of the total parking located at the front entrance for handicapped accessibility, weddings and funeral services.	More than 10% of parking is located in the front yard.
§112-280.D.(3)(I)[7][ii] - Design Standards - Parking Setbacks and Standards.	No parking shall be provided within 15 feet of the front property line(s) and no parking or access driveways shall be permitted within any required buffer area required in Subsection [7][iii].	Parking is located within 15 feet of the front yard and is also located in the required buffer area.

Exhibit "A"

Macedonia Church of God in Christ International

§112-280.D.(3)(I)[7][iii] – Design Standards – Perimeter Buffering.	Fifteen (15) feet of heavily landscaped buffer containing, at a minimum, a double, staggered row of evergreen trees planted at a maximum of 10 feet on center with a minimum planting height of six to eight feet, or approved equivalent; a mix of evergreen and deciduous shrubs; and a six-foot high, solid, board-on-board fence; or, twenty-five (25) feet of heavily landscaped buffer containing, at a minimum, a triple, staggered row of evergreen trees planted at a maximum of 10 feet on center with a minimum planting height of six to eight feet, or approved equivalent; and a mix of evergreen and deciduous shrubs.	Buffer planting width do not meet the requirements.
§112-280.D.(3)(I)[7][iv] – Design Standards – Lighting.	Lighting shall be designed to minimize glare and spill-over onto adjacent property or into the sky. This shall be accomplished through the use of cutoff fixtures and/or reflectors so that light is directed, as much as possible, to the area intended to be illuminated. The light source shall be fully	Lighting level above 0.0 Fc at residential use property line.

Exhibit "A"

Macedonia Church of God in Christ International

	concealed. Lighting fixtures shall be limited to 15 feet in height and 250 watts in power and shall not exceed 0.0 footcandles beyond the property line zoned or used for residential purposes;	
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