

SPRINGFIELD TOWNSHIP LAND DEVELOPMENT BOARD
MEETINGAGENDA
September 17, 2024
7:00 PM

1. Call to Order
2. Open Public Meeting Statement
3. Oaths of Office:
4. Roll Call:

9 members:

| | | |
|------------------------------|-----------------------------|--------------------------|
| David Frank- Mayor Class I | Jo Jacques (12/2025) | John Hlubik (12/2026) |
| Denis McDaniel- Class III | Carole Melman (12/2027) | Leslie McLaren (12/2024) |
| Kristen Lippincott- Class II | Theresa Nicholson (12/2027) | Ken Sunderland (12/2026) |

Alternates:

| | | | |
|------------------------|----------------------|-------------------------|--------|
| Steve Specca (12/2025) | Rana Smith (12/2025) | Ernest Borden (12/2024) | VACANT |
|------------------------|----------------------|-------------------------|--------|

5. Minutes: March 19, 2024
6. Applications -
No. 2-24 New Testament Baptist Church
Block 2101.01 Lot 3.01
Site Plan Waiver

No. 3-24 1285 Jacksonville -Smithville Rd.
Block 601 Lot 9.04
Bulk Variance
7. Other Business -Affordable Housing Update
8. Executive Session
9. Public Comments
10. Adjournment

Next meeting is scheduled for October 1st- work session and then regular meeting October 15th for new applications.

Springfield Township Land Development/Zoning Board
March 19, 2024

Chair Jacques called the meeting to order at 7:00 p.m. and led the salute to the Flag.

The Chair read the Open Public Meetings Statement:

“Public notice of this meeting pursuant to the Open Public Meetings Act, has been given by the Springfield Township Planning Board in the following manner on January 8, 2022;

- a. Posting written notice on the official bulletin board at the Municipal Building, Jobstown, N.J.
- b. Mailing written notice to the Burlington County Times and the Trenton Times.
- c. Filing written notice with the Clerk of Springfield Township.
- d. Mailing written notice to each person who has requested copies of the regular meeting schedule and who has prepaid any charges fixed for such service.
- e. Posting of Electronic Notice with Instructions to public on how to participate both on Township Website and on the front of the entrance of the municipal building.

Roll Call:

| | |
|-----------------------------------|----------------|
| Jo Jacques, Chairperson | Present |
| Denis McDaniel | Present |
| David Frank | Absent |
| Kristen Lippincott | Present |
| Theresa Nicholson | Present |
| John Hlubik | Present |
| Carole Melman | Present |
| Leslie McLaren | Present |
| Ken Sutherland | Absent |
| Ernest Borden, Alternate 3 | Present |
| Rana Smith, Alternate 2 | Absent |
| Steve Specca, Alternate 1 | Present |

Minutes:

March 19, 2024

October 16, 2023 Zoning Board Meeting Minutes, Carole Melman made the motion to approve the minutes, Ernest Borden seconded the motion.

Motion carried unanimously.

December 5, 2023 Planning Board Minutes, Theresa Nicholson made a motion to approve the minutes, John Hlubik seconded the motion

Carole Melman, Ernie Borden and Steve Specca all abstained.

January 3, 2024 Land Development Re-Organization Minutes, Steve Specca made a motion to approve the minutes, John Hlubik seconded the motion.

Motion carried unanimously.

Other Business:

JIF Land Use Liability Training for Board Members.

Mr. Heinold: Stated the Joint Insurance Fund that the township belong to does a very good job at disseminating information looking at issues circulating information and trying to keep us up to date. Joint Insurance means we are all basically self-insured as municipalities together so it benefits all the towns to stay on top of these things and help limit our liability across the board. Members were referred to the Land Use Training Booklet for further discussion.

Public Comment

No public comment

Executive Session: Litigation Update

Motion to go into Executive Session made by Carole Melman and was seconded by Theresa Nicholson at 7:30 pm

Motion was made to close Executive Session by Ernest Borden and was seconded by Carole Melman at 7:50 pm

ADJOURNMENT:

Theresa Nicholson made a motion to adjourn. Said motion was seconded by John Hlubik. Motion carried unanimously at 7:55 pm

Respectfully Submitted by:

Dated:

Tamela Hartman, Secretary

WELLS & SINGER LAW OFFICE, LLC

Attorneys at Law

Established 1902

WILLIAM H. WELLS 1910-1997
HAROLD B. WELLS, JR 1907-2001
JONAS SINGER

789 FARNSWORTH AVENUE
P.O. BOX 226
BORDENTOWN, NEW JERSEY 08505
(609) 298-1350
FAX (609) 298-9158
jsinger@jerseylawyer.net

Of Counsel:
Tama Vail Baran, Esquire
tbaran@jerseylawyer.net

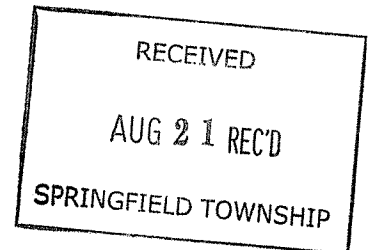
August 16, 2024

Via E-Mail clerk@springfieldtownshipnj.org only

Springfield Township Zoning Board of Adjustment
2159 Jacksonville-Jobstown Rd.
Jobstown, NJ 08041

Attn: Brandy C. Boyington
Township Administrator/Clerk/Registrar
& Land Use Administrator

**RE: New Testament Baptist Church
Township of Springfield
P/Q: 27729 Mt. Pleasant Road, Springfield Twp.
Block 2101.01, Lot 3.01**



Dear Ms. Boyington:

In accordance with your Engineer's Review Letter dated July 15, 2024, enclosed herein please find amended Zoning Board of Adjustment Application setting forth the information requested in the review letter. I have also enclosed a copy of the Deed and the 200' property owner list dated June 26, 2024.

I do note that the matter will be scheduled for public hearing on September 17, 2024 at 7:00 p.m., and if additional information is required, I will provide same at time of hearing.

I will forward, under separate cover, Proof of Publication and proof of notice to neighboring property owners as required.

Very truly yours,

Jonas Singer

Jonas Singer

JS/jmp
Encls.

cc: New Testament Baptist Church, Attn: Charles D. Shorter, Pastor, via e-mail
ACT Engineers, Inc. , Attn: Jeffrey S. Richter, PE, PP via e-mail
Douglas L. Heinhold, Esquire via e-mail dheinhold@rclawnj.com

SPRINGFIELD TOWNSHIP
ZONING BOARD OF ADJUSTMENT
APPLICATION

Application No. _____

Application Fee _____

Date Filed _____

Escrow Fee _____

Block 2101.01 Lot 3.01

CHECK AS MANY AS APPLY:

☐ Bulk Variance ☐ Use Variance ☒ Expansion of Non Conforming Use
☐ Interpretation ☐ Conditional Use ☐ Appeal
☒ Other Waiver of site plan

APPLICANT:

Name: New Testament Baptist Church Phone # 609-298-3930 or cell: 609-230-7481

Address: 27729 Mt. Pleasant Road, Columbus, NJ (Springfield Twp.)

Applicant is a Corporation ☒ Partnership ☐ Individual ☐

Corporation or Partnership must be represented by an attorney.

DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48-1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply.]

Name _____ Name _____

Address _____ Address _____

Interest _____ Interest _____

IF OWNER IS **OTHER** THAN THE APPLICANT, PROVIDE THE FOLLOWING INFORMATION ON THE OWNER(S):

Owner's Name New Testament Baptist Church Phone # 609-298-3930 cell 609-230-7481

Address 27729 Mt. Pleasant Road, Columbus, NJ (Springfield Twp.)

SUBJECT PROPERTY:

Location: 27729 Mt. Pleasant Rd., Acreage of entire site 2.403 acres

Block 2101.01 Lot 3.01 Frontage 286' Depth 281'

Zoning District AR-10 Proposed Building: Height 8' Lot coverage .716 %
less than

Existing Building(s) 10% % of lot coverage

Restrictions, covenants, easements, association by-laws, existing or proposed on
the property: YES ☐ [attach copies] NO ☒ PROPOSED ☐

Present use: church

Proposed use: church

Applicant's Attorney Jonas Singer, Esquire

Address 789 Farnsworth Ave., Bordentown, NJ 08505

Phone Number 609-298-1350

Fax Number 609-298-9158

E-Mail: jsinger@jerseylawyer.net

Applicant's Engineer: none

Address

Phone Number

Fax Number

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

Explain in detail the exact nature of the application: [Attach additional pages as
needed] Applicant intends to install a small shed measuring 24'x24'x8' and

Zoning Official determined that this was an expansion of a pre-existing non-conforming use.
Applicant requests waiver of site plan.

Briefly describe any prior or currently pending proceedings before any federal, state
or local board or agency involving the property which is the subject of this
application. none

List Maps, Reports, and any other material accompanying this application. [Attach additional pages as required for complete listing]

15 copies of Plan of Survey

15 copies of picture of proposed shed

INSTRUCTIONS FOR CERTIFICATIONS

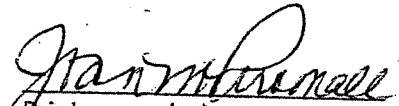
Both the applicant and owner **MUST** complete and sign these certifications. If the applicant and the owner are the same both certifications must still be completed and signed. If the applicant or owner is not an individual, then the authority of the person signing should be indicated. If there is more than one owner, each owner must complete an owner's certification. The Planning Board Secretary can supply additional certification pages.

CERTIFICATIONS

I CERTIFY that I am the applicant on the foregoing application and that the statements contained in this application and the materials submitted along with the application are true. I agree that I will be bound by the decisions of the Planning Board with respect to this application. I further certify that I am either (1) the individual applicant or (2) the authorized managing member, general partner, officer or other authorized representative of the entity making this application. I understand that pursuant to the Municipal Land Use Law and local ordinance, I am responsible for payment of the professional review fees incurred by the Township with respect to this application. The name, address, telephone number and e-mail address of the applicant are: New Testament Baptist Church, Attn: Charles D. Shorter, Pastor
27729 Mt. Pleasant Rd., Columbus, NJ 08022; 609-230-7481 pastorshorter@ntbcnj.org

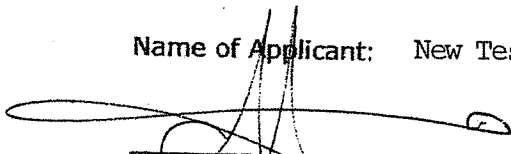
I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Witness / Attest:


Print name below signature

Date: 6-24-2024

Name of Applicant: New Testament Baptist Church

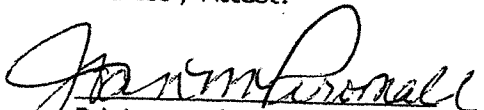

Print name below signature

Charles D. Shorter, Pastor

I CERTIFY that I am the record Owner of the property which is the subject of this application and, if I am not the applicant, that I have authorized the applicant to make this application. I agree that I will be bound by the decisions of the Planning Board with respect to this application whether or not I am the applicant and that, pursuant to the Municipal Land Use Law and local ordinance, I am responsible for payment of the professional review fees incurred by the Township with respect to this application. I further understand and agree that if final charges are not paid, they may be assessed as municipal liens against the property forming the subject of this application. The name, address, telephone number and e-mail address of the owner are: same as applicant

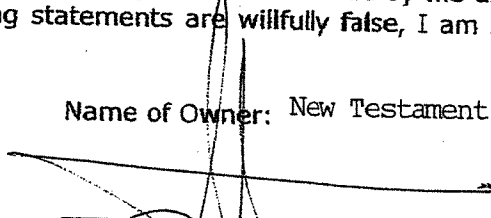
I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Witness / Attest:


Print name below signature

Date: 6/24/2024

Name of Owner: New Testament Baptist Church


Print name below signature

Charles D. Shorter, Pastor

ZONING BOARD OF ADJUSTMENT

VARIANCE/APPEAL CHECKLIST

Please complete ALL items on the checklist. Indicate "X" if submitted, N/A if it does not apply to your application and "W" if you will be requesting a waiver from submittal. A request of waiver must be submitted in writing with justification as to the reason a waiver should be granted. Failure to complete all items will result in an incomplete application.

Applicant New Testament Baptist Church Block 2101.01 Lot 3.01

Application No. _____ Date Submitted _____

| Items required for submittal of application to the Zoning Board of Adjustment | Submitted (check) | Staff Use Only |
|--|-------------------|----------------|
| 1. Completed Application form (15 copies) | x | |
| 2. Application fee paid | x | |
| 3. Escrow Deposit paid | x | |
| 4. Escrow Agreement signed | x | |
| 5. Certification from Tax Collector that taxes are paid current. | to be supplied | |
| 6. Completed Checklist | x | |
| 7. Survey/Plot Plan folded (15 copies) | x | |
| 8. Statement describing request and reasons why it should be granted, identification of ordinance section involved. (15 copies) | x | |
| 9. Statement as to any request for a waiver from the filing or submission requirements, along with a statement of reasons why said waiver should be granted. (15 copies) | x | |

| Items required for submittal of application to the Zoning Board of Adjustment | Submitted (check) | Staff Use Only |
|--|-------------------------------------|----------------|
| 10. Proof that there are no outstanding, uncollected fees or escrow resulting from past applications or prior submissions by this applicant and/or involving this property or any part thereof, including the base tract, by any applicant | n/a | |
| 11. Copy of Deed | <input checked="" type="checkbox"/> | |
| 12. Notice of Appeal, if applicable (15 copies) | n/a | |
| 13. Certified list of adjoining property owners within 200 feet of the subject property. | <input checked="" type="checkbox"/> | |
| 14. Affidavit of service of notice of hearing on all property owners within 200 feet of the subject property as well as on all public entities entitled to notice. The date and manner of service must be indicated. | to be supplied | |
| 15. Copy of notice to adjoining property owners. | <input checked="" type="checkbox"/> | |
| 16. Affidavit of publication of notice of hearing in the official newspaper of the Township. | to be supplied | |
| 17. Sketch map of proposal, if applicable | x | |
| 18. Setbacks of existing building and proposed construction, if applicable | x | |
| 19. 15 copies of plan, application and attachments/statements collated | x | |
| 20. Subdivision or Site Plan Submission, if applicable. | n/a | |

ZONING BOARD OF ADJUSTMENT

VARIANCE/APPEAL CHECKLIST

continued

8. Statement regarding reasons why use variance should be granted.

Applicant, New Testament Baptist Church is a pre-existing, non-conforming use within the zone. Churches are inherently beneficial and therefore, the positive criteria has been met and the issue is satisfying the negative criteria. Applicant submits that erecting the small storage building will not have a substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance.

The purpose of the building is to place storage, which is now in storage facilities off-site and the Church is incurring costs, which it wishes to avoid going forward.

This Indenture, MADE THE

day of *May* in the year
of our Lord one thousand nine hundred and sixty-eight.

Between EDGAR H. CRAMER and ALMETA S. CRAMER, his wife, of the Township of Pemberton, County of Burlington and State of New Jersey, parties

P. O. Box 326
of the first part, and FAITH BAPTIST CHURCH OF WRIGHTSTOWN, Wrightstown, New Jersey, party

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00)

lawful money of the United States of America and other good and valuable consideration well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, its Successors, heirs and assigns, ALL that certain tract or parcel of land situate in the Township of Springfield, County of Burlington and State of New Jersey, and according to a survey thereof made by Harry T. VanSciver, L.S., N.J. License No. 6945, dated August 30, 1967, is bounded and described as follows:

BEGINNING at a point on the westerly side line of N.J. State Highway Route No. 68 (140 feet wide) corner to lands now or formerly of Harry Forman and extends thence (1) along said Forman lands South 87 degrees 8 minutes and 30 seconds West 353.10 feet to a point corner to lands now or formerly of Joseph Faggella, thence (2) along said Faggella lands South 0 degrees and 24 minutes West 281.52 feet to a point on the Northerly side line of Columbus Road (33 feet wide), thence (3) along the same South 83 degrees and 55 minutes East 286.20 feet to a point in the property line of New Jersey State Highway Route No. 68, thence (4) along the same North 23 degrees and 15 minutes East

216.51 feet to a point on the Westerly side line of said Route No. 68, thence (5) along the same North 6 degrees and 45 minutes West 131.43 feet to the point and place of beginning.

BEING the same lot, tract or parcel of land and premises which Ethel M. Wooding, widow granted and conveyed unto Edgar H. Cramer, herein by deed dated October 10, 1967 and recorded in the Burlington County Clerk's Office on October 10, 1967 in Book 1653 of Deeds, page 279.

SUBJECT to all slope and drainage rights, or easements as acquired by the State of New Jersey, as shown in Awards of Condemnation in Book A, page 343, and in Deed 967, page 48, as recorded in the aforesaid Clerk's Office.

IN WITNESS WHEREOF, I, the said Clerk, have hereunto set my hand and the seal of said County at Trenton, New Jersey, this 10th day of October, 1967.

Notary Public for New Jersey

My commission expires on the 10th day of October, 1968.

ATTEST: My hand and the seal of said County at Trenton, New Jersey, this 10th day of October, 1967.

Notary Public for New Jersey

ATTEST: JHE

BOOK 1653 PAGE 1109

1967 OCT 10

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

AND the said parties of the first part, for themselves and their

heirs, executors and administrators DO hereby these presents covenant, grant and agree to and with the said party of the second part, its successors and assigns, that they the said parties of the first part, their

heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances unto the said party of the second part, its successors and assigns, against them the said parties of the first part, their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof,

SHALL and WILL forever DEFEND.

WARRANT and

In Witness Whereof, the said parties of the first part to these presents have hereunto set their hands and seal dated the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Edgar H. Cramer (L.S.)
Edgar H. Cramer

Mary A. Schaffle (L.S.)
Mary A. Schaffle
CLERK OF THE COUNTY OF NEW JERSEY
My Commission Expires June 5, 1971

COMMISSIONER

CLERK OF

STATE OF NEW JERSEY
COUNTY OF BURLINGTON

ss.

Be it Remembered, that on this 1 day of May
in the year of our Lord one thousand nine hundred and sixty-eight.
before me, the undersigned authority

personally appeared Edgar H. Cramer and Almeta S. Cramer

who, I am satisfied, are the grantors mentioned in the above deed or conveyance and acknowledged that they signed, sealed and delivered the same as their act and deed. All of which is hereby certified.

Mary A. Scharf
Mary A. Scharf
My Commission Expires June 5, 1971

DEED-PLAIN WARRANTY (25) 789012

Deed 3876

EDGAR H. CRAMER, et ux

FAITH BAPTIST CHURCH OF
WRIGHTSTON

Dated May 1 19 68.

Received in the Clerk's

Office of this County of Burlington

on the 31 day of May

A. D. 1968 at 11:12 o'clock in

the Forenoon, and recorded in Book

1669 of DEEDS

for said County on pages 1108

CHARLES H. BRIDGES, CLERK

LAW OFFICES

W. WARREN LUCKENBILL

270 MAIN STREET

SECOND FLOOR, N. J.

BR. Wells, Hillman and Wells

Bordentown, N. J.

10 00

RECORDED

MAY 31 11 19 AM '68

BURLINGTON COUNTY
COUNTY CLERK

1669 1111



SPRINGFIELD TOWNSHIP

2159 Jacksonville-Jobstown Road
Jobstown, New Jersey 08041-0119
(609) 723-2464
Fax (609) 723-6591

| | |
|-----------------------|---------|
| Clerk / Land Use | ext. 10 |
| Police | ext. 20 |
| Tax Collector | ext. 14 |
| Tax Assessor | ext. 19 |
| Construction / Zoning | ext. 21 |
| Manager | ext. 22 |
| Finance | ext. 11 |

Tax Block: 2101.01 Lot(s): 3.01

Applicant: WELLS & SINGER LAW OFFICES FOR NEW TESTAMENT BAPIST CHURCH

I certify that the following 200 Foot Listing is an accurate and complete list of the property owners and addresses within 200 feet of the subject property.

If subject property is part of an application before the Zoning or Planning Board, the property owners on the 200 foot list must be given notice pursuant to the requirements of N.J.S.A. 40:55D-12. Notice must be given by personal service or certified mail. This list has been prepared from the most recent tax rolls. The list of utilities and officials requiring notice only pertains to applications for site plans and subdivisions.

If subject property is adjacent to a State Highway, applicant must give notice by personal service or certified mail to the N.J. Commissioner of Transportation at P. O. Box 600, Trenton, NJ 08625.

If subject property is within 200' of a neighboring Township, applicant must contact the adjacent Township(s) in order to notice property owners within that Township ().

Date: 6/26/2024

Melissa J. Chesla
Melissa J. Chesla
Tax Collector

Dear Sir or Madam:

The following utilities and officials must also be sent notices:

Marcie Maute
Zoning Officer
2159 Jacksonville-Jobstown road
Jobstown, NJ 08041

Burlington County Planning Board
P. O. Box 6000
Mt. Holly, NJ 08060

AT&T
c/o R.E. Scannell, VP Law & Sec
295 No. Maple Avenue
Basking Ridge, NJ 07920

Bell Atlantic/Verizon
P. O. Box 152206
Irving, TX 75015-2206

Verizon
1095 6th Avenue
New York, NY 10036

PSE&G
Manager Corp. Properties
80 Park Plaza T6B
Newark, NJ 07201

Comcast Cablevision
P. O. Box 5025
Cherry Hill, NJ 08034

Sohio Pipeline Co.
c/o Sun Co., Inc.
1801 Market Street
Philadelphia, PA 19103

Interstate Storage
c/o Pipeline Corp.
400 Amherst Street, Suite 202
Nashua, NH 03063

Transcontinental Gas Pipeline Corp
P. O. Box 2400, MD 4646-4
Tulsa, OK 74102-2400
Attn: Ad Valorem Tax

GPU
P. O. Box 203
Allenhurst, NJ 07709

CURRENT OWNER
10 ASSICUNK DR
COLUMBUS, NJ 08022

CURRENT OWNER
363 ROUTE 68
COLUMBUS, NJ 08022

CURRENT OWNER
27733 MT PLEASANT RD
COLUMBUS, NJ 08022

CURRENT OWNER
27728 MT PLEASANT RD
COLOMBUS, NJ 08022

CURRENT OWNER
58 APPLGATE ROAD
JOBSTOWN, NJ 08041

NOTICE OF PUBLIC HEARING
SPRINGFIELD TOWNSHIP ZONING BOARD OF ADJUSTMENT

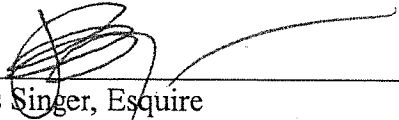
PLEASE TAKE NOTICE that New Testament Baptist Church, the owner of Lot 3.01, Block 2101.01 on the Tax Map of the Township of Springfield, County of Burlington, State of New Jersey has made application to the Springfield Township Zoning Board of Adjustment for waiver of site plan and expansion of a pre-existing, non-conforming use, as Applicant requests permission to install a storage shed on the subject property. The property is commonly known as 27729 Mt. Pleasant Road, Springfield Township, New Jersey and is located in the AR-10 Zoning District.

Although no other waivers/approvals are requested at this time, further review of the application by applicant and the Springfield Township Zoning Board of Adjustment may reveal the need for other waivers/approvals. This notice, therefore, shall serve as notice that applicant will also seek any other variances, approvals or waivers deemed necessary.

PLEASE TAKE NOTICE that the Springfield Township Zoning Board of Adjustment will hold its regular meeting on **Tuesday, September 17, 2024 at 7:00 p.m..** at the Springfield Township Municipal Building, located at 2159 Jacksonville-Jobstown Road, Jobstown, New Jersey. Formal action will be taken.

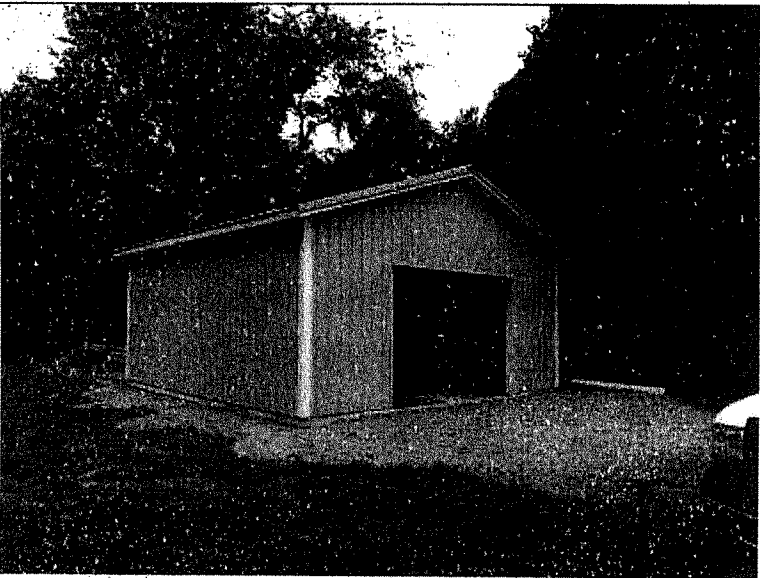
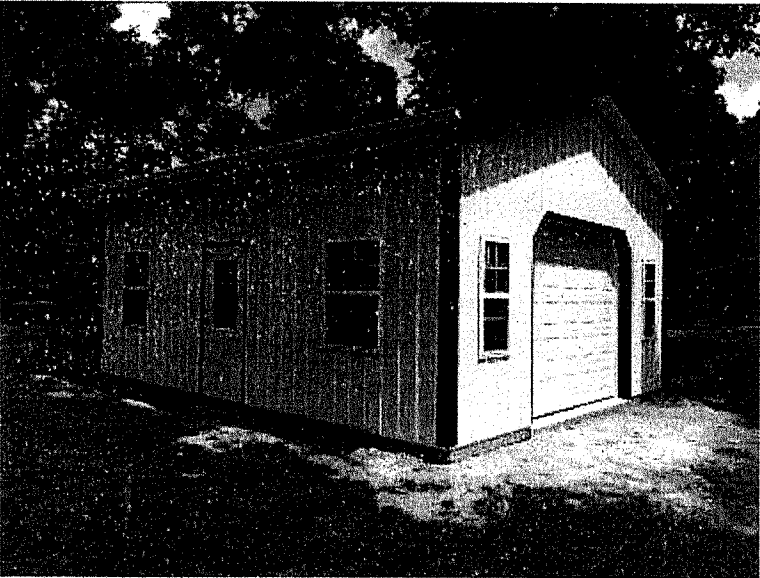
The application is on file in the Land Use Office and is available for inspection at the Springfield Township Municipal Building located at 2159 Jacksonville-Jobstown Road, Jobstown, New Jersey between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

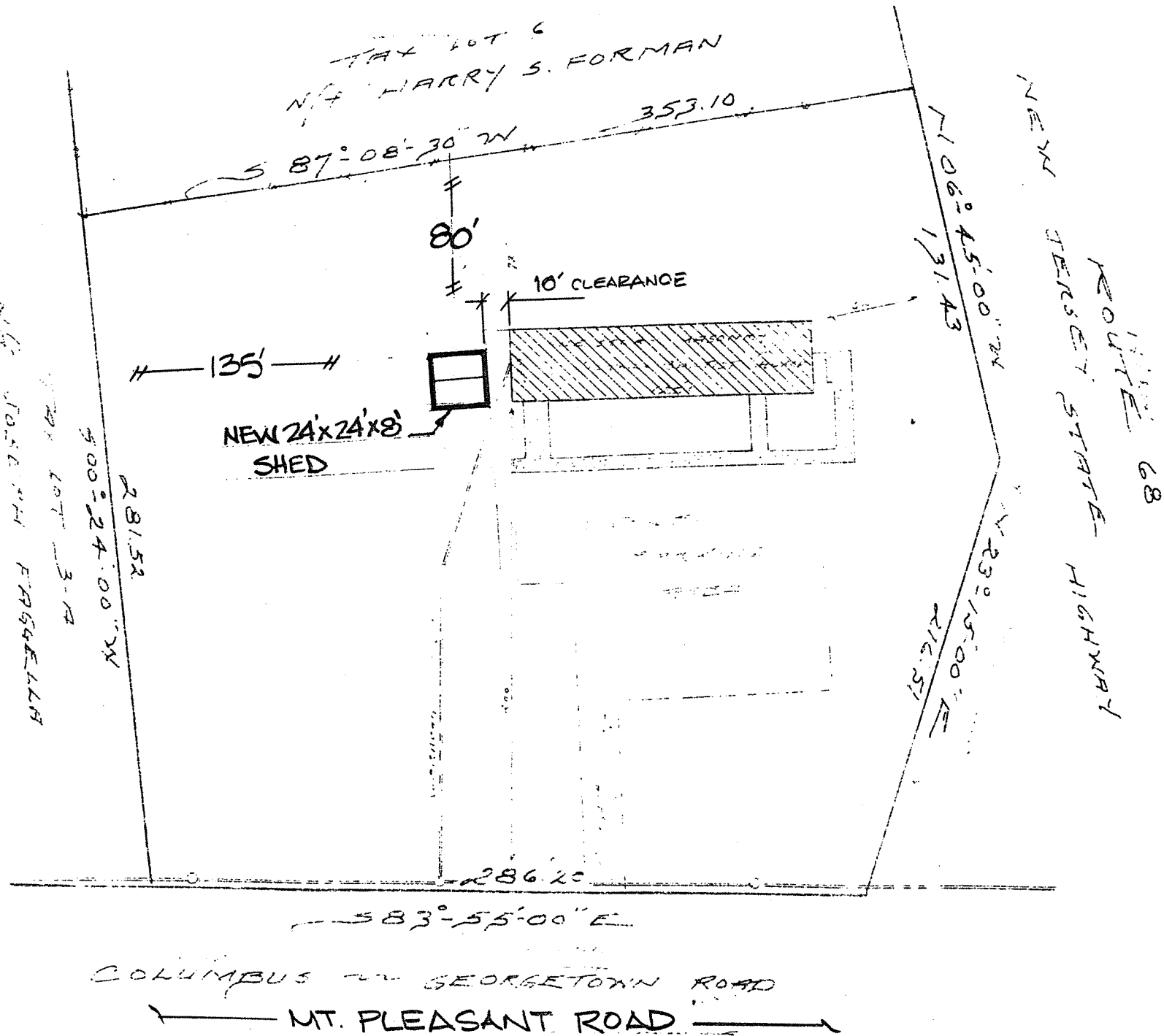
Any interested party may appear at said hearing and participate therein in accordance with the rules of the Zoning Board of Adjustment.



Jonas Singer, Esquire
Attorney for Applicant

The pictures below are meant as examples of similar construction of the 24'X24'X8' shed that we are asking Little Construction Company to build on our Church property.





SURVEY PLAN OF
 VICTORY BAPTIST CHURCH
 BEING
 TAX MAP LOT 3, BLOCK 2101
 SITUATE
 SPRINGFIELD TOWNSHIP
 BURLINGTON COUNTY, NJ.
 DEED 12-31-1991, 1-1-1992

THE GUARDIAN TITLE AGENCY, INC.
 VICTORY BAPTIST CHURCH
 (BANK OF MID-JERSEY OR ITS
 SUCCESSORS OR ASSIGNS)

FRANK A. CONNERD
 PLANNING SURVEYING

July 15, 2024

Springfield Township Land Use Board
2159 Jacksonville Road
Jobstown, NJ 08041

RE: Applicant: New Testament Baptist Church
Block: 2101.01
Lots: 3.01
Plate: 21
Zone: AR-10 Agricultural Rural & Viewshed
Corridor
Action: Expansion of Non-Conforming Use
LU App. No.: 2-24
ACT File No.: 190417-43

Dear Board Members,

The applicant has submitted an application for an Expansion of Non-Conforming Use and Site Plan Waiver to construct a 24' x 24' x 8' shed on the above referenced property. The project site is located within the AR-10 Agricultural Rural District and is located entirely within the Route 68 Viewshed Corridor. Surrounding properties are also located within the AR-10 - Agricultural Rural District and contain residential dwellings and farm uses.

The following information has been submitted for review in support of the applicant's request:

- ◆ Partially completed Application Form
- ◆ Completed Escrow Agreement and Checklist
- ◆ W-9 Form
- ◆ Site Sketch
- ◆ Typical photographs the proposed shed

The above information has been reviewed for conformance to the Code of the Township of Springfield. The following comments are submitted for the Board's consideration.

Completeness

1. A completed application form should be submitted. (Variance/Appeal Checklist Item 1) The following items are missing or incomplete on the application form submitted.
 - a. The correct Zoning District (AR-10) should be noted on the form.
 - b. The Existing Building percent of lot coverage should be provided on the form.
 - c. The form should indicate if a Site Plan Waiver or Minor Site Plan Approval is being requested.
2. Certification from the Tax Collector that taxes are paid current should be provided. (Variance/Appeal Checklist Item 5)

3. A statement as to any request for a waiver from filing or submission requirements, along with a statement of reasons why said waiver should be granted. (Variance/Appeal Checklist Item 9)
4. A copy of the property Deed should be provided. (Variance/Appeal Checklist Item 11)
5. A certified list of adjoining property owners within 200 feet of the property shall be submitted. (Variance/Appeal Checklist Item 13)
6. The affidavit of service of notice of the hearing on all property owners within 200 feet of the subject property as well as on all public entities entitled to notice should be provided. The date and manner of service must be indicated. (Variance/Appeal Checklist Item 14)
7. A copy of the notice to adjoining property owners should be provided. (Variance/Appeal Checklist Item 15)
8. The affidavit of publication of the notice of the hearing in the official newspaper of the Township should be provided. (Variance/Appeal Checklist Item 16)
9. Site plan submission or waiver will be required for this site. (Variance/Appeal Checklist Item 20)

This application is deemed administratively INCOMPLETE. However, given the nature and scope of the application, the Applicant may elect to appear and seek waivers or indicate compliance at the time of the public hearing, at which time this office would not object to a determination of COMPLETENESS. If the Applicant chooses to address the above submission requirements in advance and provide same for review; upon receipt, a supplemental review letter with completeness determination will be issued.

Zoning

1. Sections 215-6 of the Township Ordinance states that after December 13, 2006, any existing building or other structure which is not in conformity with the regulations for the district in which it is located shall be deemed as nonconforming and subject to the appropriate regulations of this chapter governing such nonconforming uses, lots and structures. The project site is located within the AR-10 zoning district which does not permit church uses therefore the use is nonconforming.
2. Based upon the definitions provided in Section 215-9 of the Township Ordinance, the proposed building is considered an accessory building. Section 215-14.D of the Ordinance permits accessory buildings within the AR-10 zoning district.
3. The proposed building meets the front, side and rear setback requirements for accessory buildings as well as the maximum building and lot impervious coverage requirements for the AR-10 zoning district.
4. Section 215-16.A.(2)(d) of the Township Ordinance requires the distance to other buildings to be 20 feet. The proposed building is to be constructed 10 feet from the existing structure therefore a variance is required.
5. Section 215-22.E of the Township Ordinance states that buildings located within the five-hundred-foot viewshed corridor, existing on the effective date of this article, may be enlarged and/or renovated, provided the building addition is located away from the highway, behind and within the extended sidelines of the existing structure. The proposed accessory building should be relocated so that it is within the extended sidelines of the existing structure.

6. Section 215-102.B of the Township Ordinance states that a nonconforming use of a building or land may be extended up to 25% of the area occupied by such use on September 5, 1988, when authorized by the Land Development Board as a special exception. Any such extension or enlargements shall be immediately adjacent to the existing nonconforming use, shall be located on the lot held in the same ownership as of that date and shall conform to the area and height regulations of the district in which it is situated. The proposed accessory building is located adjacent to the existing structure and will not exceed the 25% area occupied by the existing use.

General Comments

1. Section 164-1 of the Township Ordinance requires site plan approval for any new construction. The proposed developed would be considered a Minor Site Plan since the proposed structure does not require more than three additional parking spaces, does not add more than 700 square feet of gross floor area and does not expand lot coverage by more than 25%. The applicant has requested a Site Plan Waiver to construct the proposed accessory structure.
2. The applicant should indicate if any other site improvements are proposed.
3. The applicant should provide testimony concerning the items to be stored in the accessory building.

Very truly yours,

Jeffrey S. Richter

Jeffrey S. Richter, PE, PP
Springfield Township Land Use Board Engineer

JSR

cc: Brandy Boyington, Land Use Board Secretary (via email: clerk@springfieldtownshipnj.org)
Doug Heinold, Esq. (via email: dheinold@rclawnj.com)
Jonas Singer, Esq. (via email: jsinger@jerseylawyer.net)
Applicant (New Testament Bible Church, 27729 Mt. Pleasant Road, Columbus, NJ 08022)

SPRINGFIELD TOWNSHIP
ZONING BOARD OF ADJUSTMENT
APPLICATION

Application No. _____

Application Fee 150⁰⁰

Date Filed _____

Escrow Fee 1000⁰⁰

Block 601 Lot 9.04

CHECK AS MANY AS APPLY:

☒ Bulk Variance ☐ Use Variance ☐ Expansion of Non Conforming Use
☐ Interpretation ☐ Conditional Use ☐ Appeal
☐ Other _____

APPLICANT:

Name: RICHARD & MARGARET GONZALEZ Phone # 609-330-4044

Address: 1285 JACKSONVILLE-SMITHVILLE RD. SPRINGFIELD TWP.

Applicant is a Corporation ☐ Partnership ☐ Individual ☒

Corporation or Partnership must be represented by an attorney.

DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48-1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply.]

Name _____ Name _____

Address _____ Address _____

Interest _____ Interest _____

IF OWNER IS **OTHER** THAN THE APPLICANT, PROVIDE THE FOLLOWING INFORMATION ON THE OWNER(S):

Owner's Name _____ Phone # _____

Address _____

SUBJECT PROPERTY:

Location: 1285 JACKSONVILLE SMITHVILLE RD. Acreage of entire site 1.25

Block 601 Lot 9.04 Frontage 100' Depth 509.75'

Zoning District A2-10 Proposed Building: Height 17' Lot coverage 0.01 %

Existing Building(s) 3.25 % of lot coverage

Restrictions, covenants, easements, association by-laws, existing or proposed on the property: YES ☐ [attach copies] NO ☒ PROPOSED ☐

Present use: RESIDENTIAL

Proposed use: RESIDENTIAL

Applicant's Attorney N/A

Address _____

Phone Number _____ Fax Number _____

Applicant's Engineer: N/A

Address _____

Phone Number _____ Fax Number _____

List any other expert who will submit a report or who will testify for the Applicant:
[attach additional sheets if necessary]

Name: IRA KUPERSMIT Field of Expertise GENERAL CONTRACTOR

Address 673 JULIUSTOWN - GEORGETOWN RD. SPRINGFIELD TWP.

Phone Number 609-456-2313 Fax Number _____

Explain in detail the exact nature of the application: [Attach additional pages as needed] SEE ATTACHED

Briefly describe any prior or currently pending proceedings before any federal, state or local board or agency involving the property which is the subject of this application. N/A

List Maps, Reports, and any other material accompanying this application. [Attach additional pages as required for complete listing]

SEE ATTACHED

August 26, 2024

Springfield Township Land Use Board
2159 Jacksonville Road
Jobstown, NJ 08041

RE: Applicant: Richard & Margaret Gonzalez
Block: 601
Lots: 9.04
Plate: 6
Zone: AR-10 Agricultural Rural
Action: Bulk Variance
LU App. No.: 3-24
ACT File No.: 190417-44

Dear Board Members,

The applicant has submitted an application for a Bulk Variance to construct an addition to the existing dwelling on the above referenced property. The project site is located within the AR-10 Agricultural Rural District. Surrounding properties are also located within the AR-10 - Agricultural Rural District and contain residential dwellings, farm uses and a golf course.

The following information has been submitted for review in support of the applicant's request:

- ◆ Completed Application Form with list of attachments, detailed explanation of the exact nature of the application, and a statement describing requested bulk variances.
- ◆ Completed Escrow Agreement and Checklist.
- ◆ Plan entitled, "Addition & Alterations to Single Family Dwelling at 1285 Smithville Jacksonville Road" prepared by Richard Gaffney, Architect consisting of 2 sheets dated July 8, 2024.
- ◆ Plan entitled, "Plan of Survey" prepared by Edward R. Graham, Jr., LS dated April 8, 1992. Three versions of this plan have been submitted. The plans include a copy of the original survey, a marked-up version of the survey to show current conditions and a marked-up version of the survey to show the proposed conditions.
- ◆ Tax Payment Certification dated August 7, 2024
- ◆ 200' Property Owners list dated August 14, 2024
- ◆ Property Deed dated January 28, 1999
- ◆ Draft Notice to Adjoining Property Owners
- ◆ Draft Public Notice
- ◆ Draft Proof of Service

The above information has been reviewed for conformance to the Code of the Township of Springfield. The following comments are submitted for the Board's consideration.

Completeness

1. The affidavit of service of notice of the hearing on all property owners within 200 feet of the subject property as well as on all public entities entitled to notice should be provided. The date and manner of service must be indicated. (Variance/Appeal Checklist Item 14)
2. The affidavit of publication of the notice of the hearing in the official newspaper of the Township should be provided. (Variance/Appeal Checklist Item 16)

This application is deemed administratively INCOMPLETE. However, the outstanding items deal with public notice for this application and are reliant upon the actual meeting date assigned for this application. The applicant will need to provide the above public notice requirements to the Township prior to the assigned meeting date. Upon receipt of the properly completed notice, the application can be considered COMPLETE.

Zoning

1. It is noted that the project site is a pre-existing undersized lot. This lot does not comply with the minimum lot area, minimum lot width and minimum lot frontage requirements of the AR-10 zoning district. These non-compliances are pre-existing conditions that are not being impacted by the applicant's proposal therefore no variances are required for these non-conformities.
2. Sections 215-16.A.(1)(d) of the Township Ordinance requires a minimum side yard of 20 feet and a minimum aggregate side yard of 50 feet. The applicant is proposing a minimum side yard setback of 17.73 feet and an aggregate setback of 39.56 feet therefore a variance is required.
3. Sections 215-16.A.(2)(d) of the Township Ordinance requires a minimum separation between buildings of 20 feet. The corner of the existing dwelling is approximately 10 feet from the existing garage. The proposed building expansion will also be approximately 10 feet from the garage, therefore a variance is required.
4. Sections 215- 104.A.(2) of the Township Ordinance allows a maximum building coverage of 10% for lots over 1 acre up to and including 2 acres. The applicant is proposing a building coverage of approximately 5.6% which is in conformance with the requirement for undersized lots.
5. Sections 215- 104.B.(1) of the Township Ordinance allows a maximum impervious coverage of 20% for lots up to and including 3 acres. The applicant is proposing an impervious coverage of approximately 5.6% which is in conformance with the requirement for undersized lots.

General Comments

1. The public notices provided to adjacent property owners and published in the newspaper should reference the Springfield Township Land Use Board instead of the Zoning Board.
2. The applicant should indicate if any other site improvements are proposed.

*Applicant: Richard & Margaret Gonzalez
Springfield Township Land Use Board Application No. 3-24
August 26, 2024*

Page 3 of 3

Very truly yours,

Jeffrey S. Richter

Jeffrey S. Richter, PE, PP
Springfield Township Land Use Board Engineer

JSR

cc: Brandy Boyington, Land Use Board Secretary (via email: clerk@springfieldtownshipnj.org)
Doug Heinold, Esq. (via email: dheinold@rclawnj.com)
Applicant (Richard & Margaret Gonzalez, 1285 Jacksonville Smithville Rd., Fieldsboro, NJ 08505)