



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

APPLICATION FOR DEVELOPMENT

PROPERTY ADDRESS 1292 Long Hill Road

BLOCK(S) 14204 **LOT(S)** 71 **ZONE** Conservation

APPLICANT Missionary Servants of the Most Holy Trinity **TELEPHONE** (908) 647-0208

ADDRESS (if different from above) 1050 Long Hill Rd., Stirling, NJ 07980 **EMAIL** cdebolt@saxumre.com

PROPERTY OWNER (if different from above) **TELEPHONE**

ADDRESS **EMAIL**

ATTORNEY* Frederick B. Zelle / Bisogno, Loeffler & Zelle, LLC **TELEPHONE** (908) 766-6666

*REQUIRED for Corporations, LLC or Limited Partnerships

ADDRESS 88 S. Finley Ave., P.O. Box 408, Basking Ridge, NJ 07920 **EMAIL** fzelle@baskingridgelaw.com

ENGINEER or SURVEYOR William G. Hollows / Murphy&Hollows **TELEPHONE** (908) 580-1255

ADDRESS 192 Central Avenue Stirling, NJ 07980 **EMAIL** murphyhollows@gmail.com

ARCHITECT **TELEPHONE**

ADDRESS **EMAIL**

OTHER **TELEPHONE**

ADDRESS **EMAIL**

APPLICANT MUST PROVIDE AN ADDENDUM / STATEMENT OF FACTS IN SUPPORT OF THE APPLICATION.
Provide written statement on a separate sheet or on the form provided stating what the Applicant is proposing to do, what variances are requested and the reasons why variances are needed.

Has there been a previous variance appeal or approval of any development application (i.e. site plan, subdivision or conditional use) involving the property? YES NO *If YES, attach copies of the decisions and/or resolutions.*

Is the property in a density modification subdivision? YES NO

THIS BOX FOR OFFICE USE ONLY			
DATE OF SUBMISSION:		APPLICATION NUMBER:	
SITE PLAN _____	SUBDIVISION _____	BULK VARIANCES _____	USE VARIANCE _____ OTHER _____
PLANNING BOARD _____	ZONING BOARD _____	MEETING DATE: _____	



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

PROPERTY ADDRESS 1292 Long Hill Road

BLOCK(S) 14204 **LOT(S)** 71

APPLICANT Missionary Servants of the Most Holy Trinity

I affirm that all statements in this submitted application are true.

Signature of Applicant

Rev. Dennis Berry, S.T.

Print Name

12/01/2020

Date

SUBMISSION REQUIREMENT

For all applications, **FIVE (5) COLLATED sets of all COMPLETED and SIGNED application forms** are required for submission to the Planning & Zoning Coordinator for completeness review. For any/all subsequent changes or updates to a pending application, five (5) copies are also required for resubmissions. All required documents are listed in the Application Checklists.

Once an application is deemed complete and scheduled for a hearing, fifteen (15) collated sets of the application forms must be submitted to the Planning & Zoning Coordinator for distribution to the appropriate Board.

ESCROW DEPOSITS

In accordance with the Ordinances of the Township of Long Hill, escrow accounts are established to cover the cost of professional services including but not limited to planning, engineering, legal and other expenses associated with the review of submitted materials. If additional sums are deemed necessary, the Planning & Zoning Coordinator will notify the Applicant of the required additional amount. **Please note: without sufficient funds in an Applicant's escrow account, the review and subsequent scheduling of the application for a meeting will cease until such time that the Applicant has replenished the escrow account as per the Planning & Zoning Coordinator's request.**

Sums not utilized in the application process shall be returned upon written request by the Applicant and after verification that all Board expenses have been satisfied. A W-9 Form (Request for Taxpayer Identification Number and Certification) must be completed and submitted with any escrow deposits.



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

ADDENDUM Statement of Facts in Support of an Application

Applicant: Missionary Servants of the Most Holy Trinity

Property Address: 1292 Long Hill Road

Block: 14204

Lot(s): 71

Date: 12/01/2020

Statement of Facts to include the following:

- Present and/or previous use of the building(s) and premises.
- Detailed description of the proposed use.
- Detailed description of the proposed improvements to the building(s) and premises.
- What conditions are preventing the Applicant from complying with the Zoning Ordinance?
- Any other detailed information to further explain what the Applicant proposes for the building(s) and premises.

Please see Addendum to Subdivision Application

TOWNSHIP OF LONG HILL PLANNING BOARD

**ADDENDUM TO SUBDIVISION APPLICATION
OF MISSIONARY SERVANTS OF THE MOST HOLY TRINITY**

1292 Long Hill Road, Stirling – Block 1404, Lot 71

The Applicant, Missionary Servants of the Most Holy Trinity, is the owner of the subject property as well as of the St. Joseph's Shrine campus located east of the subject property on Long Hill Road. The Applicant is a congregation of Catholic priests and Brothers founded in 1929 by the American Vincentian priest, Reverend Thomas A. Judge. Its missionaries work with the poor and abandoned wherever the need is greatest, toward the main goal of preserving the faith among people who are spiritually neglected and abandoned, especially the poor. For more than 90 years the Missionary Servants have provided support, respite and spiritual comfort for those individuals and families struggling with substance use disorders. The roots of this ministry were planted in the former St. Joseph Villa, now the Trinity House Retreat Center, which is located on the southern portion of the subject property. In 1964, Father Fred Lawrence founded the Serenity Retreat League at the Trinity House as a way of offering spiritual support and encouragement to the families of alcoholics. The Trinity House has provided treatment to alcoholic priests for more than 50 years. Today the Missionary Servants seek to continue the tradition of aiding the families of the addicted as well as the individuals themselves through its "I THIRST Initiative".

The subject property is 5.86 acres in area. It fronts on Long Hill Road to the south and Pleasant Plains Road to the west and north. It is a corner lot at the northeast corner of the intersection of Long Hill Road and Pleasant Plains Road and it is effectively, if not technically, also a corner lot at the southeast corner of a right turn in the course of Pleasant Plains Road.

The subject property is currently located in the Conservation Zone, but is largely surrounded by the R-2 Single Family Residential Zone. Prior to the creation of the Conservation Zone, the subject property was also located in the R-2 Zone. Single family residences are a permitted use in both zones.

The Applicant proposes to subdivide the property such as to create two single family residential lots fronting on Pleasant Plains Road and to maintain the Trinity House on a conforming 3.18 acre lot. The proposed residential lots, hereinafter referred to and shown on the plans as "Lot 71.01" and "Lot 71.02" would face other R-2 single family lots located across Pleasant Plains Road to the north and west and adjacent to Lot 71.02 to the east. The proposed residential lots are 1.346 acres (58,632 sf) and 1.15 acres (50,094 sf) in area, respectively, and are therefore well in excess of the 45,000 sf area required in the R-2 Zone. Moreover, the proposed lots are much larger in area (almost double in the case of Lot 71.01) than the universally undersized lots across the street in Block 14203, which are generally 30,000 sf lots.

When the subject property was in the R-2 Zone, it was a permitted conditional use, as determined by Passaic Township Planner Carl Lindbloom in a report dated October 2, 1987 issued in connection with a site plan waiver application for conversion of a garage bay into two offices.

A copy of the said report is submitted herewith. The unspecified permitted conditional use referred to by Mr. Lindbloom was presumably an Institutional Use, which is defined in the zoning ordinance as “[a]ny semipublic use, such as, but not limited to, churches, cemeteries, lodges and similar uses”. Since Institutional Uses are not permitted in the Conservation Zone, the Trinity House is an existing non-conforming use under the MLUL. The Applicant presumes that the Board of Adjustment will view a reduction in the lot area, although still compliant with the Conservation Zone’s 3 acre requirement, as an expansion of this non-conforming use, for which a “D-2” use variance would be required in conjunction with subdivision approval.

In Kohl v. Mayor & Council of Borough of Fair Lawn, 50 N.J. 268, 281 (1967), the New Jersey Supreme Court noted that “the owner of a nonconforming use, like any other property owner, may be granted a variance in a proper case. In passing on such an application the governing body may consider the fact that a nonconforming use already exists on the premises and it is not necessary for an applicant to show that the variance properly could have been granted to create the nonconforming use in the first instance.” In Burbridge v. Governing Body of Twp. of Mine Hill, 117 N.J. 376, 388 (1990), the Court clarified that the enhanced proof requirement for a D-1 use variance under its decision in Medici v. BPR Co., 107 N.J. 1 (1987) is “focused on variances for new uses rather than on expansions of existing uses”. Burbridge, 117 N.J. at 398. Therefore, d(1) variances for the “creation of a new use” are subject to the restrictive standards of Medici, whereas d(2) variances “for expansion of a nonconforming use” are subject to the more liberal standards set forth in Burbridge. See Saadala v. E. Brunswick Zoning Bd. of Adjustment, 412 N.J. Super. 541, 547 (App. Div. 2010).

The Supreme Court in Burbridge observed that: “Obviously, cases in which the variance would create an entirely new nonconforming use require greater proof to demonstrate the merits of such a variance than do cases in which the applicant seeks only a minor expansion of a pre-existing nonconforming use. Although an expansion of a pre-existing nonconforming use can be granted either where the use inherently serves the public good . . . or where the land is particularly suited only for that nonconforming use, . . . such an expansion, when minor, can be based as well on other considerations such as aesthetics.” Burbridge, 117 N.J. at 393. Thus, “[w]hen an applicant seeks the expansion of an existing non-conforming use, it must still meet the requirements contained in N.J.S.A. 40:55D-70(d), but the focus is on “the quality, character and intensity of the use, viewed in their totality and with regard to their overall effect on the neighborhood and the zoning plan.” Town of Belleville v. Parrillo's, Inc., 83 N.J. 309, 314 (1980).

In this case, the Applicant’s use is an inherently beneficial use. House of Fire Christian Church v. Zoning Bd. Of Adjustment Of City Of Clifton, 379 N.J. Super. 526, 535 (App. Div. 2005). The Applicant's burden of proof is therefore significantly lessened, as an inherently beneficial use presumptively satisfies the positive criteria. Smart SMR of New York, Inc. v. Borough of Fair Lawn Bd. of Adjustment, 152 N.J. 309, 323–24 (1998), citing Burbridge v. Mine Hill Tp., 117 N.J. 376, 394 (1990). Moreover, satisfaction of the negative criteria does not depend on an enhanced quality of proof as would otherwise be required under Medici, *supra*. Sica v. Board of Adjustment, 127 N.J. 152, 160-61 (1992). Instead, grant of the variance depends on balancing the positive and negative criteria. Sica, 127 N.J. at 163.

When striking the balance:

First, the [the local land use] board should identify the public interest at stake. Some uses are more compelling than others.... Second, the Board should identify the detrimental effect that will ensue from the grant of the variance.... Third, in some situations, the local board may reduce the detrimental effect by imposing reasonable conditions on the use. If so, the weight accorded the adverse effect should be reduced by the anticipated effect of those restrictions.... Fourth, the Board should then weigh the positive and negative criteria and determine whether, on balance, the grant of the variance, would cause a substantial detriment to the public good.

Smart SMR, 152 N.J. at 324, citing Sica, 127 N.J. at 165-166.

In this case, the public interest in caring for those facing addiction, and their loved ones, cannot be denied. There is no apparent detriment to the community. Rather, the Trinity House has been operating peacefully in the Township for decades. Reducing the acreage on which it operates to three (3) acres is unlikely to have any impact, let alone any detrimental impact, upon the community. Having two adjacent single family homesites is unlikely to have any effect upon the Trinity House's operations, and the Trinity House's operations are unlikely to have any impact upon them, just as it has had no impact upon the single family homesites already in close proximity to it. The balance therefore clearly weighs in favor of the positive criteria and thus in favor of granting the D-2 variance.

The only bulk variances required for the proposed subdivision would be for lot area, since the proposed lots, despite being generously sized relative to the R-2 Zone requirements and relative the vast majority of the surrounding residential lots, would nonetheless remain in the Conservation Zone, which requires 3 acre lots. There is an existing non-conformity, namely the front yard setback of the Trinity House main building, but the same would be unaffected by the proposed subdivision and would therefore presumably not require a variance. There being no hardship, the lot area variances would be c(2) variances.

Under c(2) "flexible c" analysis, pursuant to N.J.S.A. 40:55D-70(c)(2), a bulk variance may be granted where the purposes of the MLUL under N.J.S.A. 40:55D-2 "would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment". In this case, the creation of the two proposed residential lots would advance Purpose "a" of the MLUL (to encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare), Purpose "e" (to promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment); and Purpose "i" (to promote a desirable visual environment through creative development techniques and good civic design and arrangement). There being no apparent detriment to the creation of the proposed residential lots, given their proposed location effectively within an entire neighborhood of similar (in fact, generally smaller) single family residential lots, these benefits clearly outweigh any detriment. In addition, given the Applicant's tax-exempt status, the transition to a non-exempt status will directly benefit the municipality through increased ratables which would likely surpass

\$30,000.00 annually in the aggregate, assuming two single family residences are constructed. Accordingly, the Positive Criteria are satisfied.

The Negative Criteria are also satisfied, as these variances can be granted without substantial detriment to the public good and without substantial impairment of the intent and the purpose of the zone plan and zoning ordinance. The portion of the subject lot within which the proposed residential lots would be located is effectively located within the R-2 Zone, and the proposed lots would fully meet, and would in fact generally exceed, the bulk requirements of that zone. Furthermore, the remainder lot on which the Trinity House would continue to exist would remain a fully conforming Conservation Zone lot (aside from the existing, unexacerbated, front yard setback non-conformity).

The Applicant believes that no other variance, waiver or exception is required in order for this Board to grant the approvals requested. However, if this Board directs that additional variance(s), waiver(s) and/or exception(s) is/are needed, the Applicant may seek the same in accordance with such direction.

Respectfully Submitted,

BISOGNO, LOEFFLER & ZELLEY, LLC



By: Frederick B. Zelle, Esq.
Attorneys for the Applicant, Missionary
Servants of the Most Holy Trinity

Dated: December 1, 2020



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

APPLICATION FOR DEVELOPMENT CHECKLIST A

Applicant: Missionary Servants of the										Property Address: 1292 Long Hill Road												
Owner: Most Holy Trinity										Block: 14204		Lot(s): 71		Zone: C								
Project Name: Subdivision										Application #:					Date: 11/16/2020							
SUBMISSION REQUIREMENTS										ITEM DESCRIPTION					STATUS		NOTES / LAND USE ORDINANCE REFERENCE					
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD							C = Complies							
		MINOR		MAJOR				VARIANCES 40:55D-70							W = Waiver							
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	PRILIM	FINAL						a & b	c			d	APPLICANT	TOWNSHIP	
1	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Five (5) copies of the completed and signed application forms and proof of payment of all required fees.	<input checked="" type="checkbox"/>		
2	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Where waiver(s) from the requirements of the Township of Long Hill Checklist are required for an application, a brief statement explaining the justification for each waiver.	<input checked="" type="checkbox"/>		
3	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Certification from the Township Tax Collector that all taxes and assessments are paid to date.	<input checked="" type="checkbox"/>		
4	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Verification of denial by the Zoning Officer or Construction Official of the intended use, occupancy and/or construction.	<input checked="" type="checkbox"/>		
5	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Any protective covenants or deed restrictions applying to the land being developed shall be submitted with the application and/or indicated on the submitted plan.	<input checked="" type="checkbox"/>		
6	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Zoning information, including zone classification, and all area and bulk requirements with a zoning table showing a comparison to the proposed development; and all dimensions and other site data needed to insure conformity with the Township of Long Hill Land Use Ordinance. Front, rear and side yard setback lines shall be depicted graphically on the plan.	<input checked="" type="checkbox"/>		
7	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A Boundary and Existing Conditions Survey. Data to include, but not limited to Block/Lot number(s), the location of existing and proposed property lines, lot areas, lot dimensions, structures, easements, and other features and details as required by the laws governing the preparation of surveys in the State of NJ.	<input checked="" type="checkbox"/>		
8	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	All existing and proposed wooded and landscaped areas and proposed buffering and screening, identifying all trees over ten (10) inches in diameter, except that where trees are in mass, only the limits thereof need be shown. A landscaping plan including details as to the size, number, location and type of vegetation and method of planting to be use.	<input checked="" type="checkbox"/>		

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE		
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD			C = Complies	APPLICANT		TOWNSHIP	
		MINOR		MAJOR		VARIANCES 40:55D-70			W = Waiver						
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a	b		c				d
9		X	X	X	X	X	X	X	X	X	Five (5) copies of requisite plans prepared, signed and sealed by a NJ Licensed professional in compliance with N.J.A.C. 13:40-7.1 et sec. folded with title block exposed to view. Drawings shall be no larger than 24"x36". Title block in accordance with the rules governing the title blocks for professional engineers and land surveyors including: Name of Applicant, Township of Long Hill and Morris County with each sheet specifically titled with appropriately descriptive words. Name, title, address and license number of the professional or professionals who prepared the plan. Written and graphic scale. Date of original drawing and a list of specific revisions and dates.	<input checked="" type="checkbox"/>			
10		X	X	X	X	X	X	X	X	X	The names, lot and block numbers of all property owners within two hundred (200) feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Township Tax Assessor shown on the plan.	<input checked="" type="checkbox"/>			
11	X	X	X	X	X	X	X		X	X	For applications involving signs: a sign application; the location of existing and proposed signs; scale drawings of all proposed signage; a summary of the dimensions and area of all existing and proposed signs; and other plan notes indicating sign materials, lighting, landscaping and all other information needed to review the application.	<input type="checkbox"/>	W		
12		X	X	X	X	X	X		X	X	Proof of submission to the Morris County Soil Conservation District as applicable.	<input type="checkbox"/>	W		
13		X	X	X	X	X	X		X	X	A completed Township soil erosion and sediment control certification form as may be required.	<input type="checkbox"/>	W		
14		X	X	X	X	X	X		X	X	Any information required by Ordinance Chapter 143 – Flood Damage Prevention Ordinance, including an application for Development Permit if applicable.	<input type="checkbox"/>	W		
15		X	X	X	X	X	X		X	X	Plan information for a Tree Removal Permit.	<input type="checkbox"/>	W		
16		X	X	X	X	X	X		X	X	Photograph of photographs showing the property as it currently exists and all structures thereon.	<input checked="" type="checkbox"/>			
17		X	X	X	X	X	X		X	X	Proof of approval or proof of submission for approval, to Long Hill Board of Health and/or other agency of jurisdiction approval for any application proposing, or potentially requiring modification to a septic system.	<input type="checkbox"/>	W		
18		X	X	X	X	X	X		X	X	A listing of approvals required by other governmental agencies, and completed copies of applications made to any other governmental agency with jurisdiction over the application and/or status reports of said applications.	<input checked="" type="checkbox"/>			
19		X	X	X	X	X	X		X	X	The following legends on any site plan or subdivision plan: (a) Owner Consent Legend; (b) Site Plan / Subdivision Identification Legend; (c) Plan Preparer Legend; (d) Board Approval Legend; (e) Township Engineer Legend; (f) Township Clerk Legend; and (g) Certificate of Occupancy Legend. Legends found at the end of this Ordinance Section.	<input checked="" type="checkbox"/>			
20		X	X	X	X	X	X		X	X	Owner/Applicant information on plan, including name, title, address and telephone number. If Owner/Applicant is a corporation or partnership, the names and addresses of all shareholders owning ten (10) percent or more of any class of stock of the corporation must be shown.	<input checked="" type="checkbox"/>			
21		X	X	X	X	X	X		X	X	A key map showing the entire tract and its relation to the surrounding area, including at least one roadway intersection, and including all zone district boundaries within 200' of the property at a scale of one (1) inch equals not more than five hundred (500) feet.	<input checked="" type="checkbox"/>			

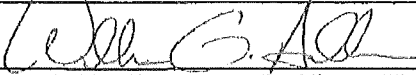
SUBMISSION REQUIREMENTS (Continued)										STATUS		NOTES / LAND USE ORDINANCE REFERENCE			
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		SUBDIVISION	SITE PLAN	SUBDIVISION	PRILIM		FINAL		b	c	d		APPLICANT	TOWNSHIP	
					SITE PLAN	SUBDIVISION	SITE PLAN								
22		X	X	X	X	X	X		X	X			Acreage figures, including lot tract size, individual lot areas, and area of land to be dedicated for public rights of way.	<input checked="" type="checkbox"/>	
23		X	X	X	X	X	X		X	X			Existing block and lot numbers of the lot(s) to be subdivided or developed as they appear on the Township Tax Map; proposed block and lot numbers as provided by the Township Tax Assessor upon written request; proposed street numbers as provided by the Township Clerk upon written request.	<input checked="" type="checkbox"/>	
24		X	X	X	X	X	X		X	X			North arrow and tract boundary line in heavy line.	<input checked="" type="checkbox"/>	
25		X	X	X	X	X	X		X	X			The location and use of all existing structures, both within the tract and within one hundred (100) feet of its boundary.	<input checked="" type="checkbox"/>	
26		X	X	X	X	X	X		X	X			A site grading plan where changes in grading are proposed.	<input checked="" type="checkbox"/>	
27		X	X	X	X	X	X		X	X			The location of all streets, sidewalks, parking areas and driveways with related dimensions.	<input checked="" type="checkbox"/>	
28		X	X	X	X	X	X		X	X			The location of all structures, including their existing and proposed uses, dimensions to verify building setbacks and separations, and notes indicating whether existing structures will be retained or removed.	<input checked="" type="checkbox"/>	
29		X	X	X	X	X	X		X	X			The location of all watercourses, railroads, bridges, culverts, drain pipes and natural features, such as treed areas, both on site and within one hundred (100) feet of its boundaries.	<input checked="" type="checkbox"/>	
30		X	X	X	X	X	X		X	X			Information required to assess conformance with the critical area requirements of Section 142 including the following for the site and each proposed lot: (a) the total critical and noncritical land in area and square feet; (b) the impervious lot coverage of non-critical lands; (c) setback dimensions from all principle buildings to any critical area.	<input checked="" type="checkbox"/>	
31		X	X	X	X	X	X		X	X			Map noting the location of all critical areas, as defined in the Ordinance, with the source of critical area delineation noted. For sites with no critical areas a plan note, signed by the preparer of the plan, indicating the site contains no critical areas.	<input checked="" type="checkbox"/>	
32		X	X	X	X	X	X		X	X			For applications that disturb less than 1.00 acre of surface, or that create less than 0.25 acre of new impervious surface, maps and hydrologic/hydraulic calculations shall be provided to verify that 3" of runoff from the equivalent area of new impervious surface is infiltrated into the ground where the subsurface conditions are shown to be suitable for infiltration. In the case where the subsurface condition is shown to be not suitable for infiltration, stormwater control features shall be provided and shown to reduce the post-development runoff rates to the pre-development values (i.e. Zero-Net Increase).	<input type="checkbox"/>	
33		X	X	X	X	X	X		X	X			For application that disturbs 1.00 or more acre of surface, or that create more than 0.25 acre of new impervious surface, maps and hydrologic/hydraulic calculations to verify compliance with stormwater management designed in accordance with the Residential Site Improvement Standards (RSIS, NJAC 5:21) and the NJDEP Stormwater Regulations (NJAC 7:8). The calculations shall address runoff rates, total suspended solids, and groundwater recharge. A draft maintenance manual shall also be provided.	<input type="checkbox"/>	

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE		
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		MINOR		MAJOR				VARIANCES 40:55D-70			W = Waiver				
		SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	b c	d						
										PRILIM		FINAL			
34	X		X	X	X	X	X		X	X			Dimensioned architectural plans for existing and proposed buildings and structures including floor plans for all levels and complete elevation views. Dimensioning shall be sufficient to verify floor area ratio, building height, parking requirements, etc. Plans shall be prepared by an Architect licensed by the State of NJ. Preparation by architect shall be optional for Site Plan Waivers to be determined by the reviewing authority at the time of application.	W	
35	X		X		X			X	X	X			Rapid access key boxes (aka Knox Box) on non-residential properties if applicable.	W	
36		X	X	X	X	X	X						Certification of submittal to the Morris County Planning Board as applicable.	<input checked="" type="checkbox"/>	
37		X	X	X	X	X	X						Proposed elevations of each floor level, the top of foundation and roof line of all principal buildings.	<input checked="" type="checkbox"/>	
38		X	X	X	X	X	X						The location and size of all existing and proposed utilities for both undeveloped and developed lots that are part of the application; detailed description of any and all easements and the manner in which they will be controlled.	<input checked="" type="checkbox"/>	
39		X	X	X	X	X	X						Topographic map of the subject tract detailing existing and proposed contours with intervals of two (2) feet where slopes are less than fifteen (15) percent and with intervals of five (5) feet where slopes exceed fifteen (15) percent. A reference benchmark shall be as related to the United States Geological Survey and United States Coast and Geodetic Survey. Existing contours shall be shown by a dashed line; proposed contours shall be shown as a solid line.	<input checked="" type="checkbox"/>	
40		X	X	X	X	X	X						All means of vehicular access and egress to and from the site onto public streets, showing the site and the location of curb cuts, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, site triangles, required right-of-way dedication areas and other proposed devices necessary to promote a safe traffic circulation pattern.	<input checked="" type="checkbox"/>	
41		X	X	X	X	X	X						Calculations verifying suitable capacity of proposed pipes, swales, and other drainage features.	W	
42			X	X	X	X	X		X	X			Depiction of the colors, textures, and other related features of all proposed buildings and structures.	W	
43			X	X	X	X	X		X	X			The proposed location, direction of illumination, power and type of proposed outdoor lighting, including details of lighting poles, light fixtures and foot candle limits.	W	
44				X	X	X	X						A section or staging plan, if proposed, indicating the portion of the tract to be considered for approval as part of the current application and the relationship of the portion of the tract to the remaining land area, including all applicable comparisons such as parking spaces, building coverage, lot coverage, open space areas and number of lots	W	
45				X	X	X	X						Details and locations of all accessory structures including fences, trash enclosures, recycling areas, etc.	W	
46				X	X	X	X						The location and design of any off-street parking and loading areas, showing size and location of parking stalls, loading area, aisles and barriers, curbing, sidewalks and paving specifications.	W	

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE			
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD			C = Complies	APPLICANT		TOWNSHIP		
		MINOR		MAJOR		VARIANCES 40:55D-70		a & b	c		d				W = Waiver	
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN									
47						X	X			X	X		<input checked="" type="checkbox"/>			
48								X	X	X			<input checked="" type="checkbox"/>			
49				X	X								<input type="checkbox"/>	W		
50						X	X						<input type="checkbox"/>	W		
51						X	X						<input checked="" type="checkbox"/>			
52						X	X						<input type="checkbox"/>	W		
53						X	X						<input type="checkbox"/>	W		
54						X	X						<input type="checkbox"/>	W		
55	X												<input type="checkbox"/>	W		

NOTES:

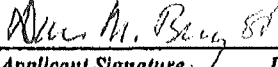
1. The approving authority may request additional information of any Applicant seeking variance approval if said information is deemed necessary by the Board to make an informed opinion on the application, except that the request for such information shall not be considered grounds to deem any application incomplete.
2. The approving authority may waive submission of any information required of variance or waiver applications in appropriate cases for specific applications, after first considering the opinion of the Technical Review Committee (TRC) on the waiver request made by the Applicant.

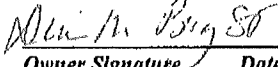
	12/1/2020
Signature and Title of Preparer of Checklist William G. Hollows, P.E.	Date

Applicant: Missionary Servants of the	Property Address: 1292 Long Hill Road		
Owner: Most Holy Trinity	Block: 14204	Lot(s): 71	Zone: C
Project Name: Subdivision	Application #:	Date: 12/1/2020	

(n). To be signed before submission:

I CONSENT TO THE FILING OF THIS SITE PLAN / SUBDIVISION APPLICATION WITH THE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

 12/1/2020
 Applicant Signature Date
 Rev. Dennis Berry, S.T.
 Address 1050 Long Hill Road, Stirling, NJ 07980

 12/1/2020
 Owner Signature Date
 Rev. Dennis Berry, S.T.
 Address 1050 Long Hill Road, Stirling, NJ 07980

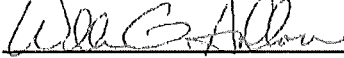
(b). To be completed before submission:

SITE PLAN / SUBDIVISION OF:

Block: 14204 Lot(s): 71 Tax Map Number: 14
 Date of Plan: 3/23/2020, rev'd 10/19/2020 Scale: (various)

(c). To be signed before submission:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN / SUBDIVISION AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

 12/1/2020
 Signature and Title Date
 William G. Hollow, P.E.

(d). To be signed before issuance of a building permit:

APPROVED BY THE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

Board Secretary: _____ Date: _____

Board Chair: _____ Date: _____

(e). To be signed before the issuance of a building permit (where applicable):

ON THE RECOMMENDATION OF THE TOWNSHIP ENGINEER, I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTY HAS BEEN POSTED IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES:

Township Clerk: _____ Date: _____

(f). **CERTIFICATE OF OCCUPANCY ISSUED:**

Construction Official: _____ Date: _____

**TOWNSHIP OF LONG HILL
CHECKLIST WAIVER REQUEST FORM**

Applicant: Missionary Servants of the Most Holy Trinity
Property Address: 1292 Long Hill Road & Pleasant Plains Road
Block: 14204 **Lot:** 71 **Date:** 10/16/20

<u>Item #</u>	<u>Explanation for Waiver Request</u>
11	No signs proposed; this is a residential subdivision plan.
12	Will submit upon Planning Board Application.
13	The plans will have to go to Morris County SCD. However, this should be done at the time of Building Permit application.
14	This property is not located in the flood plain.
15	Will submit for Tree Removal Permit at time of Building Permit application if approved by the Planning Board.
17	Will submit to the Board of Health at time of Building Permit application. Soil logs have been performed and inspected.
32	There is less than an acre of new land disturbance and less than a 1/4 acre of new impervious coverage.
33	There is less than an acre of new land disturbance and less than a 1/4 acre of new impervious coverage.
34	The house footprints on the plan are conceptual at this time. There are no definitive houses proposed.
35	This is a residential project. A Knox Box is not required.
41	No storm drainage system is proposed.
42	There are no final house plans at this time.

- 43 This is a residential project. Typical lighting is a light at the doors and the garage door with a typical 100 watt equivalent bulb.
- 44 There will be no staging required for this project.
- 45 No proposed accessory structures are proposed at this time.
- 46 There is no off street parking proposed other than what is typical for a residential property; the garage and the driveway near the garage.
- 49 There are no roadway site improvements proposed.
- 50 This is a minor subdivision and deeds will be filed if this project is approved by the Planning Board.
- 51 Preliminary & Final at the same time
- 52 This is a minor subdivision and no new road improvements are proposed.
- 53 This is a single family residential project; no Home Owner's Association is proposed or required.
- 54 There are no utility extensions proposed; the only utilities will be typical house connections of gas, water and electric.
- 55 There are no proposed facade changes to the existing structure.



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

ZONING TABLE

FILL IN ALL APPLICABLE BOXES

Property Address: 1292 Long Hill Road				
Block: 14204	Lot: 71	Zone: C	Total Square Feet: 247,421	
Is this property in a density modification subdivision? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
BULK REQUIREMENTS	REQUIRED / ALLOWED	EXISTING	PROPOSED	VARIANCE
Lot Area	3.0 ac	5.68 ac	3.18; 1.35; 1.15	Yes (X2)
Lot Width (Feet)	250'	342'	342; 232; 201	No
Floor Area (Square Feet)	>1,500 SF	>1,500 SF	>1,500 SF 15% 15%	No
Building Width (Feet)			N/C; TBD; TBD	No
Front Yard Setback (Feet)	75'	27.2'	27.2; >75; >75	No
Side Yard Setback (Feet)	25'	212.5'	212.5; >25; >25	No
Rear Yard Setback (Feet)	50'	N/A	N/A; >50; >50	No
Building Height (Stories & Feet)	2.5st/35'	N/C	N/C; <35; <35	No
Building Coverage (Percent)	15%	7.5%	13.3; <15; <15	No
Lot Coverage (Percent)	<70%	N/A	N/A; <70; <70	No
Floor Area Ratio (FAR – Percent)	N/A			
Buffer (Feet)	N/A			



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

INFORMATION REGARDING SOIL EROSION AND SEDIMENT CONTROL CERTIFICATION

The State of New Jersey Soil Erosion and Sediment Control Act, Chapter 261, P.L. 1975 defines a project which requires a soil erosion and sediment control certificate as "any disturbance of more than 5,000 square feet of the surface area of land:

- (1) for the accommodation of construction for which the State Uniform Construction Code would require a construction permit, except that the construction of single-family dwelling unit shall not be deemed a "project" under this act unless such unit is part of a proposed subdivision, site plan, conditional use, zoning variance, planned development or construction permit application involving two or more such single-family dwelling units,
- (2) for the demolition of one or more structures,
- (3) for the construction of a parking lot,
- (4) for the construction of a public facility,
- (5) for the operation of any mining or quarrying activity, or
- (6) for the clearing or grading of any land for other than agricultural or horticultural purposes."

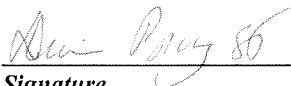
Soil Erosion and Sediment Control Certifications must be obtained from:

Morris County Soil Conservation District
Court House
Morristown, New Jersey 07960
Phone: (973) 285-2953 or 538-1552
Fax: (973) 605-8195

Property Address: 1292 Long Hill Road

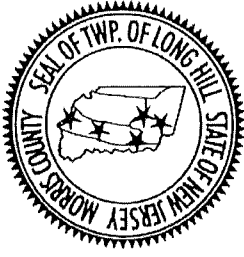
This project does not involve work for which a Soil Erosion and Sediment Control Plan Certification is required from the Morris County Soil Conservation District.

This project requires a Soil Erosion and Sediment Control Plan Certification from the Morris County Soil Conservation District. I certify that an application has been made to the Morris County Soil Conservation District for this project.

 12/01/2020

Signature *Date*
Rev. Dennis Berry, S.T.

Print Name



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

DISCLOSURE OF CORPORATE OWNERS OR PARTNERS

Date: 12/1/2020

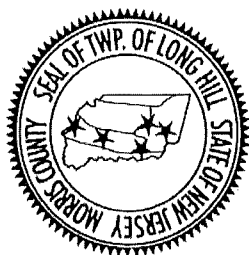
Name of Applicant: Missionary Servants of the Holy Trinity

Name of Corporation: Same

List all names of corporate stockholders or partners owning at least 10% of its stock or any class or at least 10% of the interest in the partnership, as the case may be.

<u>Name</u>	<u>Address</u>	<u>Percentage</u>
N/A. The Applicant is a Catholic religious	organization which does not have "owners" in this sense.	
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PLEASE NOTE: Corporations, LLC or Limited Partnerships *must* be represented by an attorney when applying to and appearing before the Planning Board or Zoning Board of Adjustment.



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

OWNER'S LETTER OF CONSENT

Applicant: Missionary Servants of the Holy Trinity

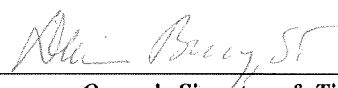
Property Address: 1292 Long Hill Road

Block: 14204 Lot(s): 71

I certify that I am the owner of record or duly authorized representative of the owner and that I concur with the application and plans presented to the Planning Board or Zoning Board of Adjustment.

Additionally, I give consent to Township of Long Hill Board Members and Consultants to enter and inspect the subject property.

Permission is hereby granted to N/A (Owner is Applicant) as Applicant for the proposed development.



Owner's Signature & Title

12/01/2020

Date

Missionary Servants of the Holy Trinity By: Rev. Dennis Berry, S.T.

Owner (Print Name)

1050 Long Hill Road, Stirling New Jersey 07980

Address

(908) 647-0208; cdebolt@saxumre.com

Phone & Email Address

BANK

TO

Dated

19

P.H.K.
Joseph R. Lovell
51 De Forest Ave
Summit N.J.
07901
P.H.K.
10.-

This deed, made the 47th day of February 1972, 1972

Between NICHOLAS A. MASSIMO and ELIZABETH A. MASSIMO, his wife, residing at 986 Ingersoll Terrace, Township of Union, County of Union and State of New Jersey, and JOSEPH PICCIUTO and CARMELLA PICCIUTO, his wife, 66 Broad Street, City of Summit, County of Union, State of New Jersey, and SALVATORE PICCIUTO and CAROL PICCIUTO, his wife

residing at 6 Harvard Street in the City of Summit Union and State of New Jersey herein designated as the Grantors,

And MISSIONARY SERVANTS OF THE MOST HOLY TRINITY Corporation of the State of Alabama

residing or located at having its principal office at P.O. Box 30, in the City of Silver Spring in the County of Montgomery and State of Maryland herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of the sum of

One Dollar and 00/100 - - - - - (\$1.00) - - - - - and all other good and valuable consideration lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the Township of Passaic in the County of Morris and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the most Southerly line of lands now or formerly of Missionary Servants of the Most Holy Trinity and the most Northerly line of lands formerly of Corallo said beginning point being distant three hundred thirty-two and eight hundredths (332.08) feet measured Northeasterly along said division line from the most Easterly line of lands formerly of Corallo and the most Westerly line of lands of Missionary Servants of the Most Holy Trinity, thence, (1) along the most Southerly line of lands now or formerly of Missionary Servants of the Most Holy Trinity and most Northerly line of lands formerly of Corallo, North eighty-two degrees, forty-four minutes, twenty-five seconds East (N 82°-44'-25" E), nine hundred fifty and fifty-seven hundredths (950.57) feet to line of lands now or formerly of Banks, thence (2) along lands now or formerly of Banks South eight degrees, three minutes, thirty-five seconds West (S 08°-03'-35" W), two hundred ten and ninety-three hundredths (210.93) feet to a point in the Northerly right-of-way line of Delaware, Lackawanna and Western Railroad, thence (3) along the Northerly right-of-way line of Delaware, Lackawanna and Western Railroad, South eighty-nine degrees, fifty-four minutes West (S 89°-54' W), nine hundred thirteen and twenty-two hundredths (913.22) feet to a point which point is distant three hundred thirty-nine and eighty hundredths (339.80) feet measured Northeasterly along said right-of-way line from the most Easterly line of other lands formerly of Corallo, thence (4) forming a new division through lands formerly of Corallo, North no degrees, six minutes West (N 0°-06' W), ninety and thirty-one hundredths (90.31) feet to the most Northerly line of lands formerly of Corallo and most Southerly line of lands now or formerly of Missionary Servants of the Most Holy Trinity to the point of BEGINNING.

Said description drawn in accordance with a survey dated November 16, 1971 made by Decker and Kirkpatrick, Consulting Engineers-Surveyors-Planners, Union, New Jersey.

The said resubdivision was approved by the Planning Board of the Township of Passaic on February 16, 1971 subject to the approval of the Board of Adjustment of the Township of Passaic, and was subsequently approved by the Board of Adjustment of the Township of Passaic on the 25th day of MAY, 1971.

COUNTY OF MORRIS CONSIDERATION 1.00 HEALTHY TRANSFER FEE 2.8-1972 BY [Signature]

20 P. 103

RECEIVED FEB 10 58 AM '72

State of New Jersey

Affidavit of Consideration

To Be Recorded with Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

FOR RECORDER'S USE ONLY

State of New Jersey,
County of Union

ss.:

County of
Consideration \$.....
Realty Transfer Fee \$.....

(1) PARTY OR LEGAL REPRESENTATIVE (see Instruction #3)

JOSEPH R. COVIELLO being duly sworn
according to law upon his oath deposes and says that he is the

Legal Representative

(State whether Grantor, Grantee or Legal Representative; if Legal Representative, specify in which capacity)

in the deed between NICHOLAS A. MASSIMO, ELIZABETH A. MASSIMO,
JOSEPH PICCIUTO, CARMELLA PICCIUTO, SALVATORE PICCIUTO, CAROL PICCIUTO

6 HARVARD STREET (Name and Address of Grantor) SUMMIT, NEW JERSEY
MISSIONARY SERVANTS OF THE MOST HOLY TRINITY
(Name and Address of Grantee)

dated February 4, 1972 and annexed hereto.

(2) OFFICER OF CORPORATE GRANTOR OR CORPORATE GRANTEE (see Instruction #4)

Deponent states that he is the
(Title of Corporate Officer)

of and that he is fully
(Name of Corporate Grantor or Grantee)
acquainted with the business of said corporation and knows the actual and full consideration paid or to be
paid for the transfer of title to the premises described in the deed annexed hereto.

(3) OFFICER OF TITLE COMPANY OR LENDING INSTITUTION (see Instruction #5)

Deponent states that he is the of
(Title)

..... participating in
(Name of Title Company or Lending Institution)
the deed transaction herein described and that he knows the actual and full consideration paid or to be
paid for the transfer of title to the premises described in the deed annexed hereto.

(4) CONSIDERATION (see Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the
monetary value of any other thing of value constituting the entire compensation paid or to be paid for the
transfer of title to the lands, tenements or other realty, including the remaining amount of any prior
mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and
any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of
title is \$ 1.00 and all other good and valuable consideration

(5) LOCATION OF PROPERTY

Deponent states that the real property transferred by the deed annexed hereto is located in

Block 168, Lots #4 and #5 PASSAIC TOWNSHIP
(Taxing District(s))

and MORRIS COUNTY
(County(s))

(6) EXEMPTION FROM FEE (complete only if exemption from fee is claimed. See Instruction #7)

Deponent claims that this deed transaction is exempt from the realty transfer fee imposed by c. 49,
P.L. 1968 for the following reason(s): This property involves an exchange between

the parties of land and no monetary consideration was involved.

Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the deed and
accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me
this 24th day of February, 1972

19 72

Joseph R. Coviello
Name of Deponent JOSEPH R. COVIELLO, ESQ.
51 De Forest Avenue
Summit, New Jersey
Address of Deponent

HELEN D. WOODMAN
Notary Public, State of New Jersey

OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
MY COMMISSION EXPIRES
INSTRUMENT NUMBER COUNTY
DEED NUMBER BOOK PAGE
DEED DATED DATE RECORDED

IMPORTANT—BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS
ON THE REVERSE SIDE HEREOF.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Joseph R. Coviello
JOSEPH R. COVIELLO, ESQ.
Attorney At Law of the
State of New Jersey

Nicholas A. Massimo (L.S.)
NICHOLAS A. MASSIMO

Elizabeth A. Massimo (L.S.)
ELIZABETH A. MASSIMO

Joseph Picciuto (L.S.)
JOSEPH PICCIUTO

Carmella Picciuto (L.S.)
CARMELLA PICCIUTO

Salvatore Picciuto (L.S.)
SALVATORE PICCIUTO

Carol Picciuto (L.S.)
CAROL PICCIUTO

State of New Jersey, County of _____ } ss.: Be it Remembered,
that on *February 4,* 1972, before me, the subscriber,

personally appeared NICHOLAS A. MASSIMO, ELIZABETH A. MASSIMO, his wife, JOSEPH PICCIUTO and CARMELLA PICCIUTO, his wife, SALVATORE PICCIUTO and CAROL PICCIUTO, his wife

who, I am satisfied, are the persons named in and who executed the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 40, Sec. 1 (c), is \$ 1.00 and all other good and valuable consideration.

Prepared by:
JOSEPH R. COVIELLO, ESQ. *Joseph R. Coviello*
JOSEPH R. COVIELLO, ESQ.
Attorney At Law of the
State of New Jersey

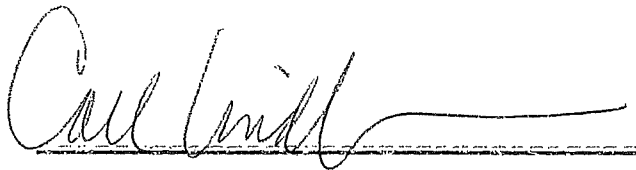
CARL G. LINDBLOOM ASSOCIATES
URBAN PLANNING DESIGN AND COMMUNITY DEVELOPMENT
60 MT. LUCAS RD • PRINCETON, N J. 08540 • (609) 683-4123

October 2, 1987

PASSAIC TOWNSHIP
DEVELOPMENT REVIEW

Application No. 87-33P
Site plan waiver
Missionary Servants
1292 Long Hill Road
R-2 Zone

1. The applicants request a site plan waiver for the conversion of one bay of an existing 4 bay garage into two offices.
2. There is insufficient information in the application to make a recommendation. However, if testimony at the hearing can demonstrate that the proposal will cause no site changes in circulation, drainage, building exteriors, landscaping, buffering, etc., there would be no objection from a planning standpoint to a site plan waiver.
3. This use is a permitted conditional use. It should be determined, if possible, if the garages were part of a conditional use permit or if this use was existing prior to the ordinance.



Carl Lindbloom

cc Barry Hoffman