

PASSAIC TOWNSHIP PLANNING BOARD

Application No. 87-33P

RESOLUTION

WHEREAS, the MISSIONARY SERVANTS OF THE MOST HOLY TRINITY has applied to the Passaic Township Planning Board for waiver of formal site plan approval involving the conversion of one bay in an existing four-bay garage into two offices, as to property located at 1292 Long Hill Road and known as Block 219, Lot 71; and

WHEREAS, the Board has considered the drawing submitted by the applicant dated October 6, 1987; and

WHEREAS, the Board has also received reports on this application from the Township Engineer, the Township Planning Consultant, the Township Police Department and the Morris County Planning Board; and

WHEREAS, a public hearing has been waived for the reason that the proposal entails no additions or external changes to the building (apart from installing windows) and the Board is satisfied that there should be no problems with parking, traffic circulation, lighting or drainage by reason of the proposed usage:

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Passaic on this 6th day of October, 1987, that waiver of a formal site plan application of the Missionary Servants of the Most Holy Trinity be granted.

ROLL CALL VOTE:

Those in Favor: Mr. Kirchberger, Mrs. Cilli, Mr. Floersheimer, Mr. Headley,
Mr. Aroneo, Mrs. Combs, Mayor Armenti, and Mr. Golden.

Those Opposed: none

The foregoing is a true copy of a Resolution adopted by the Planning Board of the Township of Passaic at its meeting on October 6, 1987, as copied from the Minutes of said meeting.



LINDA G. ROLLER, Secretary

Dated: December 14, 1987



TOWNSHIP OF PASSAIC

COUNTY OF MORRIS

MILLINGTON, STIRLING, GILLETTE, MEYERSVILLE, HOMESTEAD PARK

BOARD OF ADJUSTMENT
 PLANNING BOARD
1802 Long Hill Rd.,
Millington, N.J. 07946

APPLICATION FOR DEVELOPMENT

TYPE OF APPROVAL REQUESTED:

Application No. 87-33 P

<input checked="" type="checkbox"/> Site Plan: _____	Major Subdivision _____	Minor Subdivision _____	Variances: _____
<input checked="" type="checkbox"/> Waiver _____	Sketch Plat _____	Development Permit _____	Use (d) _____
_____ Preliminary _____	(Concept Plan) _____	(Flood Plain) _____	Bulk (c) _____
_____ Final _____	Preliminary _____	Conditional Use _____	(a) _____
_____ Final _____	Final _____	Unimproved Road _____	(b) _____

Location of Property 1292 Long Hill Rd. Block 219 Lot 71 Zone R-2
(street address)

Name of Applicant Missionary Servants of the Most Holy Trinity Phone No. 647-7112

Address 1292 Long Hill Rd., Stirling, N.J.

Name of Owner Missionary Servants of the Most Holy Trinity Phone No. 647-7112

Address 1292 Long Hill Rd., Stirling, N.J.

Name of Attorney N/A Phone No. _____

Address _____

Name of Licensed Engineer NA Phone No. _____

Address _____

Dates and type of prior development applications for this property: _____

Type of Use Proposed

- Change in Occupancy, Utilizing Existing Facilities
- _____ Addition(s) or Expansion of Existing Facilities
- _____ All New Construction
- _____ Site Work Only

Present of Previous Use Garage for Ministers Center

Proposed Use Private office space

Number of Employees 2 Business Hours _____

Note: If applicant is a Corporation or a Partnership attach names and addresses of all stockholders having 10% or more interest. If applicant is not owner, Owner's Letter of Consent must be provided with this application.

The Boards do not provide a court reporter at meetings; applicant may provide one if desired.

Applicant's Signature(s) Bro. Paul Muchalenko
Cord. Trinity Ministers Center
 Indicate title if Corp. or partner

DO NOT WRITE BELOW THIS LINE - FOR OFFICIAL USE ONLY

Fee: 25.00

Approving Agency: Planning Board
 Board of Adjustment

Application Filed: 9/16/87

Accepted as complete: 9/16/87

Linda L Roller

FEE TRANSMITTAL FORM

PROJECT IDENTIFICATION

Case Number 87-33P

Date 9/21/87

Street 1292 Long Hill Road

Block 219 Lot 71

Name of project (if any) _____

TYPE OF APPLICATION

- Site Plan _____ Major Subdivision: _____ Minor Subdivision
- Waiver _____ Concept Review _____ Development Permit
- _____ Preliminary _____ Preliminary _____ Conditional Use
- _____ Final _____ Final _____ Unimproved Road
- _____ Use Variance _____ Bulk Variance

TYPE OF FEE

- Application Fee \$ 25.00
- _____ Hearing Fee (Shorthand Reporter) \$ _____
- _____ Professional Review Escrow Account \$ _____
- _____ Engineering Inspection Fees \$ _____
- _____ Performance Guaranty \$ _____
- _____ Maintenance Guaranty \$ _____
- _____ Perc test witness fees \$ _____
- _____ Other _____ \$ _____

METHOD OF PAYMENT

- _____ Personal Check _____ Business Check _____ Certified Check
- Other Cash

PARTY POSTING FEES

Name Missionary Servants of the Most Holy Trinity
 Address 1292 Long Hill Rd, Millington, NJ

OFFICE USE ONLY

Treasurer's Signature _____

Account Name _____

Amount Posted _____

Date _____

cc: Peter H. Pelissier, Administrator/Clerk
 D. Gregg Williamson, Township Engineer
 Construction Office

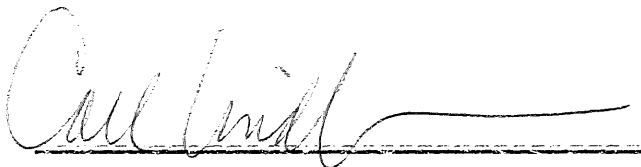
CARL G. LINDBLOOM ASSOCIATES
URBAN PLANNING DESIGN AND COMMUNITY DEVELOPMENT
60 MT. LUCAS RD • PRINCETON, N J. 08540 • (609) 683-4123

October 2, 1987

PASSAIC TOWNSHIP
DEVELOPMENT REVIEW

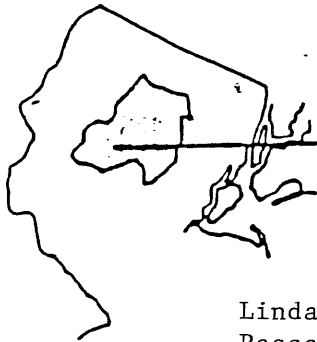
Application No. 87-33P
Site plan waiver
Missionary Servants
1292 Long Hill Road
R-2 Zone

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



MORRIS COUNTY PLANNING BOARD

COURTHOUSE, MORRISTOWN, NEW JERSEY 07960
Development Review

DATE 9-28-87

Linda Roller
Passaic Twp. Planning Board
1802 Long Hill Rd.
Millington, NJ. 07946

PLAT or SITE-PLAN NAME Missionary Servants of the Most Holy Trinity

LOCATION Long Hill Rd.

ENGINEER -----

APPLICANT Missionary Servants of the Most Holy Trinity

PLAT or SITE-PLAN DATE No date MCPB DATE RECEIVED 9-25-87

MCPB NO: E-342-87 MUNICIPAL P.B. NO: 87-33P

The proposal shown on the above-identified submission has been reviewed to determine its effect upon County roads and/or County drainage facilities. Because this proposal will have no adverse effect upon those County interests, this proposal is exempted from Morris County Planning Board approval. This exemption neither affirms nor denies the merit of the proposal shown on this submission.

This Report has been reviewed by the County Planning Director and the Subdivision and Site-Plan committee of the County Planning Board.

D. Sullivan H. Whitebridge
Planning Director

DHW:mg



PASSAIC TOWNSHIP POLICE DEPARTMENT		Department Survey #87-20P
From:	Sgt. Walter Russo <i>WJR</i>	Proposal # 87-33P Missionary Servants
To:	Board of Adjustments <input type="checkbox"/>	(Shrine) Planning Board <input checked="" type="checkbox"/>
Chief's Approval:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>RJA</i> Comments:
Plans Meet Traffic Safety Needs:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date: Sept. 24, 1987

Comments:

PLUYMERS, WILLIAMSON AND ASSOCIATES, INC.

ENGINEERS • LAND PLANNERS • LAND SURVEYORS

WILLIAM PLUYMERS, P.E., P.P.
D. GREGG WILLIAMSON, P.E., L.S.
ROBERT P. GUERIN, P.E., P.P.

September 23, 1987

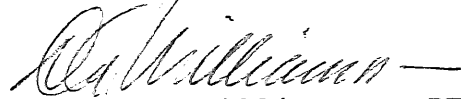
Ms. Linda Roller, Secretary
Passaic Township Planning Board
Municipal Building
1802 Long Hill Road
Millington, N.J. 07946

Re: Missionary Servants
Site Plan Waiver
Block 219 Lot 71
Long Hill Road
Our Project No. 1024

Dear Ms. Roller:

We have reviewed the information forwarded to us. Based on the applicant's letter of September 16, 1987 to the Board we believe that a site plan waiver could be granted as it appears to meet those criteria mentioned in 77B-6. We know of no circulation drainage or other site plan consideration which are presently a problem.

Very truly yours,



D. Gregg Williamson, PE & LS
Township Engineer
For the Firm

DGW:dpw
cc: B. Hoffman
P14-77

CHESTER WOODS PROFESSIONAL PARK - SUITE 2C
500 ROUTE 24, P.O. BOX 131, CHESTER, N.J. 07930 201-879-6964



TOWNSHIP OF PASSAIC

COUNTY OF MORRIS

MILLINGTON, STIRLING, GILLETTE, MEYERSVILLE, HOMESTEAD PARK

PLANNING BOARD
1802 Long Hill Road
Millington, N.J. 07946

LETTER OF REFERRAL

Date: September 21, 1987

To:

Application Review Committee	<input checked="" type="checkbox"/> Morris County Planning Board
<input checked="" type="checkbox"/> Township Engineer	<input checked="" type="checkbox"/> Zoning Officer
<input checked="" type="checkbox"/> Township Planner	Tax Assessor
<input checked="" type="checkbox"/> Building Inspector	Board of Health
<input checked="" type="checkbox"/> Board Attorney	<input checked="" type="checkbox"/> Police - Traffic
Environmental Commission	<input checked="" type="checkbox"/> Fire Chief
Shade Tree Commission	

RE: APPLICATION FOR DEVELOPMENT NO. 87-33P

Block 219 Lot 71

Location: 1292 Long Hill Road

Applicant: Missionary Servants of the Most Holy Trinity

Present Address: 1292 Long Hill Road

Stirling, NJ 07980

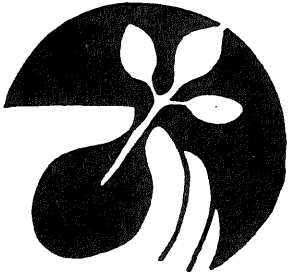
The above captioned application is presently under consideration by the Planning Board. It would be appreciated if your comments could be received no later than October 5, 1987.

Very truly yours,

Linda G. Roller
Secretary

Comments:

Scheduled for meeting October 6, 1987.



TRINITY MINISTRIES CENTER

1292 LONG HILL ROAD / STIRLING, NJ 07980 / 201 647-7112

September 16, 1987

Passaic Township
Planning Board
1802 Long Hill Road
Millington, New Jersey, 07946

Dear Mesdames/Sirs,

Attached is a copy of a map of the property owned by the Missionary Servants of the Most Holy Trinity at 1292 Long Hill Road, Stirling. The map was requested for your use in considering a request for a construction permit.

The required forms for a permit have been submitted to the township building inspector, Mary Ellen Balady. She in turn indicated that the forms would be passed on to you with the attached information.

Our request is to convert an existing bay in our four bay garage into two small offices. The offices would be private for members of the community who currently use their bedrooms for their work. It will not influence traffic in the area or need for additional parking. The value is private office space away from the main house.

I understand that this will be on the October 6th Planning Board Agenda.

Thank you in advance for considering this matter.

Yours in the Most Holy Trinity,

Brother Paul Michalenko, S.T.

PM:cc