ZONING

270 Attachment 3

Borough of Bloomsbury
County of Hunterdon

Subdivision Application to
Bloomsbury Planning Board

Must be submitted a minimum of 10 days before meeting to be scheduled.

FOR OFFICIAL USE ONLY

Date Application Filed: ____________________________

Board Action Required By: ____________________________

Fee Paid: Amount ___________ Date: ____________

Date File Complete: ____________________________

I certify that the enclosed application is complete.

_________________________________________ Date
Signature of certifying agent

_________________________________________ Date
Other signature (if required)

SECTION 1. GENERAL INFORMATION

A. Applicant: NAME Presbytery of Newton

ADDRESS 390 Route 10 West

Randolph, NJ 07869

TELEPHONE NO. (908) 479-4700 ext. ______

B. The applicant is a: CORPORATION _____ PARTNERSHIP _____

INDIVIDUAL(S) _____ OTHER (please specify) Church

270 Attachment 3:1 08 - 01 - 2012
BLOOMSBURY CODE

C. If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having an interest of 10% or more in the corporation or partnership.

D. The relationship of the applicant to the property in question is:

OWNER X  LESSEE  PURCHASER UNDER CONTRACT

OTHER (please specify)

E. Owner: NAME same as Applicant

ADDRESS

TELEPHONE NO. (_____ ) _____ - _________ ext. ______

F. Engineer/Surveyor:

NAME Eugene N. Weber, PE, LS

ADDRESS Finelli Consulting Engineers, 205 Route 31 North
Washington, NJ 07882

TELEPHONE NO. (908 ) 835 - 9500 ext. ______


ADDRESS Lavery Selvaggi, Abromitis & Cohen, PC, 1001 Rt. 517
Hackettstown, NJ 07840

TELEPHONE NO. (908 ) 852 - 2600 ext. ______

SECTION 2. TYPE OF APPLICATION (Check one)

Minor X  Major Preliminary  Large Scale

Development  Major Final  PUD

Single-Family Cluster

Variance (type) Bulk - lot width, side yard setback, impervious coverage

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SECTION 3. INFORMATION REGARDING THE PROPERTY

A. The street address of the property is ____________________________

B. The location of the property is approximately 0 feet from the intersection of Church St ____________________________ and North St ____________________________

C. The block number(s) is 15; the lot number(s) is 14

D. Use of property: Existing use Church and cemetery

Proposed use same as above

E. The zone in which the property is located is R-3

(The Building Inspector's office can help determine this information.)

F. Acreage of entire tract to be subdivided 1.798 acres

G. Number of lots proposed 1 new lot.

H. Is the subject property located on a county road? Yes X No ___:

state road? Yes ___ No X ___:

or within 200 feet of a municipal boundary? Yes ___ No X ___.

I. Was the property subject to a prior subdivision?

Yes X No ___

(Prior list of dates of prior subdivisions and resolutions or minutes.)

Prior lot line adjustment memorialized 4/6/17

J. Number of lots created on tract prior to this application 0

K. Are there any existing or proposed deed restrictions, easements, rights-of-way or other dedications?

Yes X No ___

Existing accesss/utility easement for Lot 11 across Lot 14

A COPY OF THE DEED MUST ACCOMPANY THIS APPLICATION.

270 Attachment 3:3 08-01-2012
L. Improvements: List all proposed on-site utility and off-tract improvements.

M. Plat submission: List maps and other exhibits accompanying this application.
   Minor Subdivision Plan prepared by Finelli Consulting Engineering revised 3/9/20

SECTION 4. INFORMATION REGARDING APPLICATION

A. Describe any proposed "c" variances requested, their location (proposed lot and block), and the sections of the Zoning Ordinance from which relief is granted.
   see attached

B. Additional relief required for approval: N/A
   1. Waiver of lot to abut street ________________________________.
   2. Exception to the Official Map ________________________________.
   3. Application for construction on mapped street, public drainageway, flood-control basin or public area ________________________________.
ZONING

C. Comments by Zoning Officer (for official use only):


SECTION 5. CHECKLIST AND WAIVER REQUESTS

A. (This subsection is reserved for the individual municipality to list all the submissions required by its ordinance.)


B. Please list which sections of the ordinance the applicant requests a waiver from and the reasons therefor.


BLOOMSBURY CODE

SECTION 6. AUTHORIZATION AND VERIFICATION

I certify the statements and information contained in this application are true.

Applicant
Michael S. Selvaggi, Esq.,
attorney for Applicant/Owner

4/15/2020
Date

I authorize the applicant to submit this application and process for approval.

Owner's Signature
Michael S. Selvaggi, Esq.,
attorney for Applicant/Owner

4/15/2020
Date
BLOOMSBURY CODE

X The location and width of all existing and proposed utility easements.

X Zoning districts affecting the property, including district names and requirements, with proposed variance requests noted on the plat or plan.

N/A Proposed buffer and landscaped areas.

N/A Delineation of floodplains, including both floodway and flood-fringe areas.

N/A Contours as shown on the USGS topographic sheets.

N/A Marshes, ponds and land subject to flooding within the tract and within 100 feet thereof.

X The names of all adjacent property owners as they appear on the most recent tax list prepared by the Borough Tax Assessor.

X Certificate from the Borough Tax Collector that all taxes and assessments are paid to date.

X Any variance applications to the Planning Board not involving a site plan or subdivision application shall not require an environmental impact statement unless specifically requested by the Board. The Planning Board shall inform the applicant regarding any information that may be required.

X Deeds/easements/record of covenants.

Signature and title of person who prepared checklist

Michael S. Selvaggi, Esq.,
attorney for Applicant/Owner
ZONING

270 Attachment 13

Borough of Bloomsbury

Details Required for Variance Application
[Added 10-26-2004 by Ord. No. 115-04]

Application form (20 completed copies).

Plats or plans (20 folded copies) signed and sealed by a New Jersey professional land surveyor or New Jersey professional engineer, as required, and folded into eighths with title blocks revealed or as otherwise approved by the Board Engineer.

Scale of not less than 1" = 100' on one of the four following standard sheet sizes (8 1/2" x 13"; 15" x 21"; 24" x 36"; or 36" x 42").

Key map at less than 1" = 2,000'.

Title block.

Name of development, Bloomsbury Borough and Hunterdon County.

Name, title, address and telephone number of applicant.

Name, title, address and license number of the professional or professionals who prepared the plat or plan.

Name, title and address of the owner or owners of record.

Scale (written and graphic).

Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.

Acreage figures (both with and without areas within public rights-of-way) and North arrow.

Approval signature lines.

Existing block and lot number(s) of the property that is the subject of the application.

The location of existing property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drainpipes, any natural features such as wetlands and treed areas, and any historic features both within the tract and within 200 feet of its boundary.
ADDENDUM TO APPLICATION

Presbytery of Newton

Block 15 Lot 14

Bloomsbury Borough

The property is located within the R-3 zone and contains a church and a cemetery. Applicant is requesting minor subdivision approval to separate the existing church from the cemetery portion of the property in order to facilitate the sale of the church. The applicant had previously applied for and received similar relief, but Hunterdon County subsequently sought more right-of-way along County Route 57. As a result the lot dimensions and setback have been altered from what the Board originally approved.

Additionally, Applicant will still require the following bulk variance relief:

<table>
<thead>
<tr>
<th>Item</th>
<th>Required</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>30,000 sf</td>
<td>52,712 sf</td>
<td>24,194 sf</td>
</tr>
<tr>
<td>Side yard one</td>
<td>30 feet</td>
<td>N/A</td>
<td>2 &amp; 2.5 feet</td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>25%</td>
<td>0%</td>
<td>34.8 %</td>
</tr>
</tbody>
</table>
ZONING
270 Attachment 11

Borough of Bloomsbury
County of Hunterdon

Planning Board
Certification that Municipal Taxes Are Current

The applicant(s) Presbytery of Newton propose(s) to appear before the Board in reference to Block 15, Lot 14. At his/her request, I have checked to see whether or not the taxes on this property are paid through the current tax quarter. I hereby certify that the taxes are indeed current and that no money is due from this applicant.

Date: 03/23/2020

[Signature of Jennifer Harrington]
TAX COLLECTOR

The applicant must obtain this certification that taxes are current before submitting his/her application.

This is a tax exempt property as of now.

270 Attachment 11:1
08-01-2012
DESCRIPTION OF PROPERTY
Block 15, Lot 14
Borough of Bloomsbury
Hunterdon County, New Jersey
March 11, 2020

Beginning at a point on the northerly sideline of North Street, a 66 feet wide roadway, said point being located a distance of 135.00 feet from the intersection of the northerly sideline of North Street and the westerly sideline of Center Street, a 66 wide roadway, and said point being the most southwesterly corner of Block 15, Lot 5 now or formerly owned by Alice Bianco, and running thence;

1. Along the northerly sideline of North Street, South 68 degrees 45 minutes 00 seconds West a distance of 115.00 feet to a point, thence;
2. Departing said sideline and running into North Street, South 21 degrees 15 minutes 00 seconds East a distance of 16.00 feet to a point, thence
3. Continuing within the right of way of North Street, South 68 degrees 45 minutes 00 seconds West a distance of 178.56 feet to a point, thence;
4. Departing North Street and running through the original parcel, North 23 degrees 14 minutes 39 seconds West a distance of 112.75 feet to point, thence;
5. Continuing along the same, North 67 degrees 04 minutes 22 seconds East a distance of 8.00 feet to a point, thence;
6. Continuing along the same and running approximately 2 feet distant from and parallel to the easterly façade of the existing church building, North 22 degrees 55 minutes 38 seconds West a distance of 52.68 feet to a point, thence;
7. Running along the north side of the church building, South 67 degrees 04 minutes 22 seconds West a distance of 4.90 feet to a point, thence;
8. Continuing through the original parcel, North 23 degrees 25 minutes 12 seconds West a distance of 11.47 feet to a point on the southerly line of Block 15, Lot 11 now or formerly belonging to Douglas Atkinson, thence;
9. Along the line of Block 15, Lot 11, North 68 degrees 46 minutes 29 seconds East a distance of 11.03 feet to a point, thence;
10. Continuing along the same, North 21 degrees 15 minutes 00 seconds West a distance of 39.11 feet to a point, thence;
11. Continuing along the line of Block 15, Lot 11 and then along the southerly lines of Block 15, Lot 8 now or formerly owned by James Angle and Block 15, Lot 6 now or formerly owned by Rohan Properties, LLC, North 68 degrees 45 minutes 00 seconds East a distance of 170.35 feet to a point on the line of Block 15, Lot 4 now or formerly owned by Martha Tersigni, thence;
12. Along the westerly line of Block 15, Lot 4, South 21 degrees 15 minutes 00 seconds East a distance of 50.00 feet to the most southwesterly corner of Block 15, Lot 4, thence;
13. Along the southerly line of Block 15, Lot 4 and along a portion of the line of Block 15, Lot 2 now or formerly owned by John Tersigni, North 68 degrees 45 minutes 00 seconds East a distance of 115.00 feet to a corner of Block 15, Lot 2, thence;
14. Along the westerly line of Block 15, Lot 2 and then along Block 15, Lot 5, South 21 degrees 15 minutes 00 seconds East a distance of 150.00 feet to the point and place of BEGINNING.

Containing 55,576 square feet / 1.2758 acres of land more or less (gross area) and 52,712 square feet / 1.2101 acres more or less (excluding the area within the North Street right of way).
Building Repair and Maintenance Easement

The owner of Block 15, Lot 14 herein grants to the owner of Block 15, Lot 14.01 a 10 feet wide easement for the purpose of repair and maintenance of the existing church building and any other structures on Block 15, Lot 14.01 which are located along the common boundary between the two (2) lots. The easement is bounded and described as follows:

Said easement shall begin at a point in North Street, said point being the termination point of the 3rd course in the above description, and shall run parallel to and 10 feet distant from the common line between Lots 14 and 14.01 along Courses 4 through 8 in the above description with said easement terminating on the southerly sideline of Block 15, Lot 11 belonging to Douglas Atkinson.

Said tract being all or a portion of the lands described in Deed Book 118, Page 13 and Deed Book 118, Page 15 and Deed Book 247, Page 317 as filed in the Hunterdon County Clerk’s Office.

Subject to the rights of the public in North Street and to any other easements, covenants and restrictions of record.

Prepared by:

Eugene N. Weber, P.E., P.L.S.
N.J. License GB25749
DESCRIPTION OF PROPERTY
Block 15, Lot 14.01
Borough of Bloomsbury
Hunterdon County, New Jersey
March 11, 2020

Beginning at a point within the traveled way of Church Street, a 66 feet wide roadway (County Route 579), said point being located on the common sideline between Block 15, Lot 14.01 (formerly a portion of Lot 14 owned by the Presbytery of Newton) and Block 15, Lot 3.02 now or formerly belonging to Richard T. and Rebecca T. Petri, and running thence;

1. Departing Church Street and running along the southerly line of Block 15, Lot 3.02, North 68 degrees 45 minutes 00 seconds East a distance of 145.86 feet to a point on the sideline of Block 15, Lot 11 now or formerly owned by Douglas Atkinson, thence;
2. Continuing along Block 15, Lot 11, South 21 degrees 15 minutes 00 seconds East a distance of 39.11 feet to a point, thence;
3. Continuing along the same, North 68 degrees 45 minutes 00 seconds East a distance of 68.64 feet to a point on the line of Block 15, Lot 14, thence;
4. Along the line of Block 15, Lot 14, South 23 degrees 25 minutes 12 seconds East a distance of 11.47 feet to a point, thence;
5. Continuing along the same, North 67 degrees 04 minutes 22 seconds East a distance of 4.90 feet to a point, thence;
6. Continuing along the same and running approximately 2 feet distant from and parallel to the easterly façade of the existing church building, South 22 degrees 55 minutes 38 seconds East a distance of 52.68 feet to a point, thence;
7. Continuing along the same, South 67 degrees 04 minutes 22 seconds West a distance of 8.00 feet to a point, thence;
8. Continuing along the same, South 23 degrees 14 minutes 39 seconds East a distance of 112.75 feet to point within the right of way of North Street, a 50 feet wide municipal roadway, thence;
9. Continuing within the right of way of North Street, South 68 degrees 45 minutes 00 seconds West a distance of 128.49 feet to a point in the traveled way of Church Street, thence;
10. Running within the traveled way of Church Street, North 46 degrees 48 minutes 23 seconds West a distance of 67.10 feet to a point, thence;
11. Continuing along the same, North 42 degrees 18 minutes 32 seconds West a distance of 166.59 feet to the point and place of BEGINNING.

Containing 34,913 square feet / 0.8015 acres of land more or less (gross area) and 24,104 square feet / 0.5883 acres more or less (excluding areas within the existing right of way of North Street and areas within the existing and proposed right of way of Church Street) as shown on a map entitled “Minor Subdivision Plan for Block 15, Lot 14, Borough of Bloomsbury, Hunterdon County, NJ.” prepared by Finelli Consulting Engineer’s, Inc. last revised on March 9, 2020.

Said tract being all or a portion of the lands described in Deed Book 118, Page 13 and Deed Book 118, Page 15 and most recently in Deed Book 2401 Page 157 as filed in the Hunterdon County Clerk’s Office.
Subject to the rights of the public in Church Street and North Street and to any other easements, covenants and restrictions of record.

Subject to a 20 feet wide Access and Utility Easement granted to the owner of Block 15, Lot 11 to provide access along the existing driveway and to provide for maintenance of the existing water line which provides service to the existing dwelling on Lot 11 as recorded in Deed Book 2401, Page 157 as filed in the Hunterdon County Clerk’s Office.

Prepared by:

Eugene N. Weber
Eugene N. Weber, P.E., P.L.S.
N.J. License GB25749
DESCRIPTION OF LANDS DEDICATED FOR RIGHTS-OF-WAY
SCHEDULE A
Block 15, Lot 14.01
Borough of Bloomsbury
Hunterdon County, New Jersey

Revised easement description from the Trustees of the Newton Presbyterian Church, formerly known as the First Presbyterian Church of Bloomsbury to the County of Hunterdon in the Borough of Bloomsbury on Block 15, Lot 14.01.

Beginning at a point on the common sideline between Block 15, Lot 14.01 (being a portion of former Lot 14 owned by the Trustees of the Newton Presbyterian Church) and Block 15, Lot 3.02 now or formerly owned by Richard T. and Rebecca T. Petri, said point being 40 feet measured at right angles to the center line of pavement of County Road No. 579, Church Street, as it now exists and this new easement shall run parallel to the existing roadway center line and 40 feet distant therefrom for a total length of approximately 217.75 feet to the northerly right-of-way line of North Street, a Borough owned public street.

This easement shall include the area between the center line of pavement of County Road No. 579 as it now exists and the above described new easement line.

The above described revised easement is inclusive of the right-of-way heretofore existing.

Prepared by:

Eugene N. Weber
Eugene N. Weber, P.E., P.L.S.
N.J. License GB25749