LAND USE BOARD, WOOD-RIDGE, NJ

2022-43A

NOTICE OF APPLICATION

Applicant(s): **James Armpriester**

Trade Name: **Transformation Life Church**

Residing at:	190 Valley Boulevard	Wood Ridge	NJ	07075
	Number & Street	Town	State	Zip

Telephone: **201-935-4719**

Hereby applies to the Land Use Board per the following decision of the Zoning Official:

Expansion of Non-Conforming Use

For the following described property:

190 Valley Boulevard		**R-3**
Number & Street		Zoning District
	16	**293**
Borough Tax Map	Lot	Block

Zoning Official
Richard Pronti

Denied X Date 02/15/2022

FEE	**ESCROW**
$800	$3,500

WOOD-RIDGE LAND USE BOARD
Municipal Building
85 Humboldt Street
Wood-ridge, New Jersey 07075

APPLICATION FOR DEVELOPMENT

APPLICANT Transformation Life Church

The Property Street Address	Tax Map Block	Tax Map Lot	Zoning Classification
190 Valley Boulevard	293	16	R-3

1. Application For:
(Check appropriate boxes) and attach appropriate detail page(s)

	Minor Subdivision Approval
	Preliminary Major Subdivision Approval
	Final Subdivision Approval
	Minor Site Plan Approval
	Preliminary Major Site Plan Approval
	Final Major Site Plan Approval
X	Amendment or Revision to an Approved Site Plan
	Conditional Use Approval
	Issuance of a Permit for a structure in bed of a mapped street, public drainage or flood control basin or public area
	Issuance of a permit for a lot lacking street frontage
	Design Waivers
	Variance
X	Use Variance (**Expansion of Non-Conforming Use)**
	Other (specify)

To be completed by Borough Staff only

Date Filed

No._____ Application Fees_____ Escrow Deposit_____ To:	Scheduled For: Review for Completeness_____ Hearing_____

2. APPLICANT

Name	Transformation Life Church
Address	c/o Wells, Jaworski & Liebman LLP
Telephone Number	201-490-6408
Form of Business	Individual
	Corporation
	Partnership
	Limited Liability Company
X	Other (Specify): **House of worship**

3. APPLICANT'S DISCLOSURE STATEMENT

Pursuant to N.J.S.40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 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	Address	INTEREST
N/A		

4. APPLICANT'S STANDING Applicant has standing to make this application because:

	Applicant has a contract or lease (attach copy)
X	Applicant is the owner
	Other (specify):

5. PROPERTY INFORMATION

Owner's Name: Applicant is Owner

Address:

Telephone Number:

List all restrictions, covenants, easements, agreements or other items affecting the use of the property.
None impacting proposed application

Describe the current use of the property.
The property is currently used as a church/house of worship with a pre-school accessory use in the basement for forty-four (44) children, ages 2.5 years and older.

6. TAX COLLECTOR'S CERTIFICATION

(Yes) no Attached is a copy of a Certification from the Tax Collector that all taxes due on the subject property have been paid.

7. SUPPORTING DOCUMENTS

List all Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing). The documentation must be received by the Board at least ten (10) days prior to the meeting at which the application is to be considered.

QUANTITY	DESCRIPTION OF ITEM
19	Site Plan for Transformation Life Church, prepared by Boswell Engineering, dated July 22, 2015, last revised February 10, 2022 consisting of two (2) pages
19	Architectural Plans for Transformation Life Church, prepared by Studio 5 Partnership Architects, dated December 29, 2021 consisting of three (3) pages.

8. APPLICANT'S CONSULTANTS and PREPRESENTATIVES

APPLICANTS ATTORNEY

Name	Andrew S. Kohut, Esq., Wells, Jaworski & Liebman, LLP
Address	12 Route 17 North, P.O. Box 1827
City, State, Zip	Paramus, NJ 07652-1827
Phone	(201) 587-0888
Fax	(201) 587-8845

APPLICANT'S ENGINEER

Name	Jeff Morris, P.E., Boswell Engineers
Address	330 Phillips Avenue, P.O. Box 3153
City, State, Zip	So. Hackensack, NJ 07606
Phone	(201) 641-0770
Fax	(201) 641-1831

APPLICANT'S TRAFFIC CONSULTANT

Name	N/A
Address	
City, State, Zip	
Phone	
Fax	

APPLICANT'S PLANNING CONSULTANT

Name	C. Joseph Smith, AIA,, PP, Studio 5 Partnership
Address	16-00 Route 208 south, Suite 305
City, State, Zip	Fair Lawn, New Jersey 07410
Phone	201-952-0555
Fax	

9. INFORMATION REGARDING OTHER APPROVALS

OTHER AGENCY	JURISDICTION YES NO	DATE APPLICATION SUBMITTED
Wood-Ridge Sewerage Authority	No	
Bergen County Planning Board	Yes	To be submitted
Bergen County Health Dept.	No	
Bergen County Soil Conservation District	No	
NJ Dept of Environmental Protection ("NJDEP")	No	
NJDEP Sewer Extension Permit	No	
NJDEP Sewer Connection Permit	No	
NJDEP Stream Encroachment Permit	No	
NJDEP Wetlands Permit	No	
NJ Dept. of Transportation	No	
Other:		

10. NOTICES TO THE PUBLIC; Respond to each of the following and attach a copy of the required notice, proof of mailing or proof of publication:

(Yes) No	Are you required to serve notice of public hearing on owners within 200 feet of the subject property?
Yes (No)	Are you required to serve notice of public hearing on the Clerk of an adjoining municipality?
(Yes) No	Are you required to serve notice of public hearing on the Bergen County Planning Board?
Yes (No)	Are you required to serve notice of public hearing on any other person, entity or governmental agency? Specify:
(Yes) No	Are you required to publish a notice in Wood-Ridge's official newspaper?

11. CERTIFICATIONS

APPLICANT

I certify that the statements made and the materials submitted in support of this application for development are true, I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

I understand that an escrow deposit is required by the Borough of Wood-Ridge to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. I will make the escrow deposit within 15 days of notification of the proper amount. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I understand that this application will be deemed incomplete unless the initial escrow deposit is made.

TRANSFORMATION LIFE CHURCH

Date:

Signature of Applicant
Andrew S. Kanut, attorney for the Applicant

Sworn to and subscribed before me this
10th day of February, 2022

Notary Public
Lauren Van Gorden
Notary Public of New Jersey
My Commission Expires March 1, 2026

OWNER

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Signature of Owner
Andrew S. Kanut, attorney for the Owner

Sworn to and subscribed before me this
10th day of February, 2022

Notary Public
Lauren Van Gorden
Notary Public of New Jersey
My Commission Expires March 1, 2026

SUBDIVISION APPLICATION DETAILS N/A

Describe in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)

Number of lots to be created		
Number of proposed dwelling units, including remainder lot, if applicable		
Have any proposed new lots been reviewed with the tax Assessor to determine appropriate lot and block numbers?	yes	no
Are any off-tract improvements required or proposed?	yes	no
Any Request for Waiver from Subdivision Design Standard(s)	yes	no
Does the application require any variances?	yes	no
Attached is the completed application checklist required by ordinance	yes	no

For each design waiver required, state (attach additional sheets if needed):

Nature of waiver requested	Code Section affected	Facts supporting grant of waiver.
N/A		

For each variance required, state (attach additional sheets if needed):

Variance Type (c1 or c2)	Nature of variance requested	Zoning Code Section affected	Facts supporting grant of variance

SITE PLAN APPLICATION DETAILS

Describe in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)
The Applicant is only proposing changes to the interior of the building to expand the accessory use pre-school to the first floor of the church. The Applicant is proposing to increase the number of children from forty-four (44) to one hundred twenty (120) children, all of whom will be 2.5 years of age or older.

Area to be disturbed (square feet)	0 sq ft	
Total number of proposed dwelling units	N/A	
Are there any off-tract improvements required or proposed?	Yes	(No)
Any Request for Waiver from Site Plan Design Standard(s)?	Yes	(No)
Does the application require any variances?	Yes	(No)
Attached is the completed application checklist required by ordinance	(Yes)	No

For each design waiver required, state (attach additional sheets if needed):

Nature of waiver requested	Code Section affected	Facts supporting grant of waiver
N/A		

For each variance required, state (attach additional sheets if needed): if this is a use variance, state the proposed use and the reasons supporting grant of the requested use variance including any special reasons.

Variance Type (c1 or c2)	Nature of variance requested	Zoning Code Section affected	Facts supporting grant of variance.
D (expand non-conforming use);	Expansion of the non-conforming accessory use to allow more students	1) §248-8-as to use;	See attached as **Exhibit A**

CONDITIONAL USE APPROVAL APPLICATION DETAILS N/A

Describe in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)

List each condition affecting this application by section of Wood-Ridge Zoning Ordinance and describe how this application meets each condition.

Section No.	Description	How application complies

Does the application comply with all conditions set forth in the Wood-Ridge ordinance: Side yard variances/expand non-conforming use.	Yes No
Did the applicant complete the Site Plan Application Detail Sheet?	Yes No

APPLICATION WHICH CONTEMPLATES BUILDING OR STRUCTURE NOT ABUTTING A STREET – DETAILS

N/A

Does the application contemplate erection of a building or structure on a lot which does not abut a street giving access to the proposed building or structure?	Yes	No

If the answer to the foregoing is in the affirmative:

Set forth the nature of the building or structure to be erected.

State the practical difficult, unnecessary hardship or other circumstances which impede the placement of the proposed building or structure or a lot which abuts a street.

State all provisions proposed by the Applicant that will result in adequate access to the property for anticipated uses for firefighting equipment, ambulances and other emergency vehicles.

WOOD-RIDGE LAND USE BOARD
Municipal Building
85 Humboldt Street
Wood-ridge, New Jersey 07075

CERTIFICATION OF TAX PAYMENTS

APPLICANT Transformation Life Church

ADDRESS 190 Valley Boulevard

BLOCK 293 LOT 16

I, Kellie Romero, Tax Collector for the Borough of Wood-Ridge, New Jersey, do hereby certify that tax charges on the captioned premise are paid through the current tax period and are not in arrears.

Date:_____

_____
Tax Collector

BOROUGH OF WOOD-RIDGE LAND USE BOARD
NOTICE FOR PUBLICATION

TAKE NOTICE: That an Application has been made by Transformation Life Church with respect to the subject property located at 190 Valley Boulevard, identified as Block 293, Lot 16 (the "Property") on the Tax Map of the Borough of Wood-Ridge and located in the R-3 Zone, for Amended Site Plan and Use Variance Approval, for the expansion of a non-conforming use to allow an increase of students permitted from forty-four (44) to one hundred twenty (120) as part of the daycare/pre-school which is an accessory use to the church principal use. The Property is currently approved to allow a house of worship as the primary use with a daycare/preschool as an accessory use. No changes to the exterior of the building or site are proposed.

The Applicant requests the following variances from the Wood-Ridge Zoning Code in connection with the Application:

1. Expansion of a non-conforming use to increase the number of students from forty-four (44) to one hundred twenty (120), requiring variance relief pursuant to N.J.S.A. 40:55D-70(d)(2);

This Notice shall also be deemed to include such other and further relief including any and all variances, waivers, exceptions, non-conforming conditions, or other relief from the Borough of Wood-Ridge Zoning Ordinances as the Board shall deem necessary throughout the public hearings on this Application.

A public hearing before the Wood-Ridge Land Use Board has been ordered for _____ _____2022, at 7:00 p.m., and as may be continued thereafter, in the Wood-Ridge Borough Hall, 85 Humboldt Street, Wood-Ridge, New Jersey and when the case is called you may either in person or by agent, or attorney, appear and present any comments which you may have regarding this application. **Due to the COVID-19 emergency, everyone entering Borough Hall to attend the Land Use Board meeting must wear a mask.** Documents relating to this application may be inspected by the public in the office of the Land Use Board and/or the designated administrative officer at the Borough's Clerks Office between 9:00 am and 4:00 pm, Monday through Friday. Please call the Clerk's office at 201-939-0202 ext. 2 to schedule an appointment to view the application. Thea application can also be viewed on the Borough website at www.njwoodridge.org under "Boards & Commissions" and then "Land Use Board".

Respectfully submitted,

_____

Andrew S. Kohut, Esq.
Wells, Jaworski & Liebman, LLP
12 Route 17 North, P.O. Box 1827
Paramus, New Jersey 07653-1827
Attorneys for Transformation Life Church

EXHIBIT A

The Applicant currently operates a house of worship at the property. Houses of worship are not permitted in the R-3 Zone in the Borough of Wood-Ridge. Accessory to the house of worship, the Applicant also operates a daycare/pre-school facility in the basement with a capacity of forty-four (44) children, all of whom are 2.5 years of age or older.

The Applicant is proposing to expand the daycare/pre-school facility to accommodate a total of one hundred twenty (120) children, all of whom will still be 2.5 years of age or older. In order to accommodate the additional children, the Applicant is proposing to modify the interior of building on the first floor. The modification will include the conversion of a room into one (1) additional classroom. The sanctuary will be used as a multi-purpose room to allow for it to be used as two classrooms during the week.

No changes to the site or the manner in which church services are held is proposed by this application. However, because houses of worship are not a permitted use, the Applicant is requesting a variance for the expansion of a non-conforming use in accordance with N.J.S.A. 40:55D-70(d)(2) to allow the Applicant to increase the number of students to one hundred twenty (120). Expert, professional testimony will be provided to justify the variance relief requested, as well as the manner in which drop-off/pick-up will occur.