

FOR OFFICIAL USE ONLY

Planning Board

Zoning Board of Adjustment

Name of Applicant: \_\_\_\_\_

Docket Number : \_\_\_\_\_

**PART A**

**Explain, in detail sufficient for the Board to understand the nature of the proposal, the exact nature of the proposed application and proposed physical modifications to be made to the site and/or building(s) including the proposed use of the premises.**

Applicant, Ukrainian Orthodox Church Of U.S.A., is applying to the Zoning Board of Adjustment for D(2) expansion of a non-conforming use variance and preliminary and final site plan approval. The applicant proposes to expand the parking area and widen the access driveway. The plan includes the construction of forty-five (45) parking spaces to the north of the existing building and thirty-five (35) parking spaces to the east of the building. A D(2) expansion of a non-conforming use variance is required for the proposed lots since the existing church and the cultural center is are preexisting non-conforming uses in the B-I Zoning District.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Applicant requests the Site Plan Approval(s) indicated below (check all that apply):**

Preliminary Major Site Plan *and/or*

Final Major Site Plan

*or*

**Check below if Waiver of Site Plan is requested**

Waiver of Site Plan Provide explanation why Waiver of Site Plan is sought: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**PART B**

APPLICANT:  Individual  Partnership  Corporation

APPLICANT:  Owner  Applicant  Other \_\_\_\_\_

Name Ukrainian Orthodox Church Of U.S.A.

Street Address ██████████ Apt./Ste/Unit # \_\_\_\_\_

City ██████████ State ██████ Zip Code ██████

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

OWNER (if different from Applicant): Same as Applicant.

Name \_\_\_\_\_

Street Address \_\_\_\_\_ Apt./Ste/Unit # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

**PART C**

**SUBJECT PROPERTY:**

Proposed Lot 1.09

Block/s 469 Lot/s (portion of former Lot 1.06) Zone B-I

Street Address Easton Avenue

City Somerset State NJ Zip Code 08873

Approximate Site Size: ±14.8968 Acres/ ±648,907 Sq. ft.

Present use of the property, specify: Church

Proposed use of the property, specify: Church

Area of new disturbance: 29.85 % of the gross lot area: 193,481 Sq. ft.

Gross square footage of the building: Existing: No change. Sq. ft.

Proposed: No change. Sq. ft.

Public water available:  Yes  No If not, proposed?  Yes  No

Public sanitary sewer available:  Yes  No If not, proposed?  Yes  No

Is the site located within a Township-designated Historic District and/or located within 1000 feet of the Delaware & Raritan Canal?:  Yes  No

Describe any off tract improvement required or proposed No off tract improvements required or proposed.

Deed restrictions, covenants, easements, association by-laws:

Yes (Provide a copy)  No  Proposed (Must be submitted for review)

Does the applicant own any contiguous property?  Yes  No

If yes, state the address, block and lot of such property: Block 469, Lot 2.01 - 1960 Easton Avenue

**PART D**

Has there been any previous appeal, request, or application to this or any other Township Boards or the Technical Review Committee involving this property?  Yes  No

If yes, in the space below state the type of approval (e.g., site plan and/or variances), docket number, the nature of the application and approval date. In particular, describe whether this submission is intended to supersede or further effectuate such previous approval(s) – e.g., site plan approval for a previously granted use variance.

Site plan for church and subdivision to create lot.

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Identify the associated development approvals sought at this time (check all that apply):

**Note: Applicant must consult the respective Instruction Sheet(s) and Submission Checklist(s) for the associated development approvals (e.g., subdivision, variances) being sought at this time. The submission will not be deemed an Application for Development unless all required submissions are provided for all requested development approvals.**

“C” Variance(s):

- The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship - N.J.S.A.. 40:55D-70.C(1)
- The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment - N.J.S.A. 40:55D-70.C(2)

“D” Variance(s):

- Use or principal structure in a district restricted against such use or principal structure – N.J.S.A. 40:55D-70.D(1)
- Expansion of a nonconforming use - N.J.S.A. 40:55D-70D(2)
- Deviation from a specification or standard pertaining solely to a conditional use - N.J.S.A. 40:55D-70. D(3)
- Increase in the permitted floor area ratio - N.J.S.A. 40:55D-70.D(4)
- Increase in the permitted density - N.J.S.A. 40:55D-70.D(5)
- Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure - N.J.S.A. 40:55D-70.D(6)

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Other(s) Specify: \_\_\_\_\_

Check below if Conditional Use Approval is sought at this time and in the space provided demonstrate compliance with the applicable conditional use requirements (provide separate sheet if necessary). Note: Non-compliance with one or more conditional use requirements requires a D-3 use variance (Applicant must consult the respective Instruction Sheet and Submission Checklist)

Conditional Use Approval

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## PART E

### LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

<u>Quantity:</u>	<u>Description of Item:</u>
10	Preliminary and Final Major Site Plan
3	Survey
5	Traffic Impact Study
5	Environmental Assessment
3	Stormwater Management Report
3	Stormwater Maintenance Manual
3	Final Geotechnical Engineering Study Report



PART G

APPLICANT'S CERTIFICATION  
Archbishop Samuel, President  
Ukrainian Orthodox Church Of  
I, U.S.A., of full age, being duly sworn according to law and upon my oath,

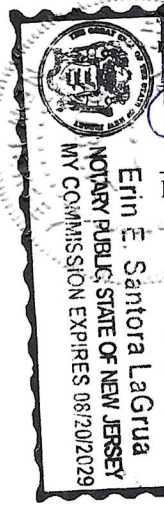
depose that: I reside at [redacted] in the County of [redacted] and State of [redacted], and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant and I am authorized to sign the application for the partnership or corporation.

Ukrainian Orthodox Church Of U.S.A.

+ Samuel  
APPLICANT'S SIGNATURE  
Archbishop Samuel, President  
Ukrainian Orthodox Church Of U.S.A.

Sworn to and subscribed before  
me this 31<sup>st</sup> day of  
January, 20 25

Erin Santora LaGrua  
NOTARY PUBLIC



OWNER'S CERTIFICATION

(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

I, Archbishop Samuel, President  
Ukrainian Orthodox Church Of U.S.A., of full age, being duly sworn according to law and upon my oath

depose that: I reside at [redacted] in the County of [redacted] and State of [redacted], and that the above

statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner of the property which is the subject of this application, and I am the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Ukrainian Orthodox Church Of U.S.A.

+ Samuel  
OWNER'S SIGNATURE  
Archbishop Samuel, President  
Ukrainian Orthodox Church Of U.S.A.

Sworn to and subscribed before  
me this 31<sup>st</sup> day of  
January, 20 25

Erin Santora LaGrua  
NOTARY PUBLIC

