

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, number and size of lots, means of providing vehicular access, utilities, etc.**

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 minor subdivision approval. Applicant seeks to subdivide the property into two (2) lots. Proposed Lot 1.08 is  $\pm 17.7062$  acres /  $\pm 777,281$  square feet with vehicular access from Davidson Avenue. Proposed Lot 1.09 is  $\pm 14.8968$  acres /  $\pm 648,907$  square feet with vehicular access from Davidson Avenue and Easton Avenue. Utilities are located at Easton Avenue and Davidson Avenue. 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 Subdivision Approval(s) indicated below (check all that apply):

Preliminary Major Subdivision *and/or*

Final Major Subdivision

*or*

Minor Subdivision

**PART B**

APPLICANT:  Individual  Partnership  Corporation

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

Name Ukrainian Orthodox Church Of U.S.A.

Street ████████████████████ 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:**

Block/s 469 Lot/s 1.06 Zone B-I  
Street Address 1950 Easton Avenue  
City Somerset State NJ Zip Code 08873  
Approximate Site Size: 32.6030 Acres/ 1,420,188 Sq. ft.

Does the owner 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

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

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

Location of utilities: Easton Avenue and Davidson Avenue.

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:**

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

**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., subdivision approval for a previously granted use variance.

Site plan for Church and Cultural Center date unknown.

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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., site plan, 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)



PART G

APPLICANT'S CERTIFICATION

Archbishop David, 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.

+ David  
APPLICANT'S SIGNATURE  
Archbishop David, President

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.)

Archbishop David, President  
Ukrainian Orthodox Church Of U.S.A.

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 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.

+ David  
OWNER'S SIGNATURE  
Archbishop David, President

Sworn to and subscribed before  
me this 31<sup>st</sup> day of

January, 20 25

Erin Santora LaGrua  
NOTARY PUBLIC

