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1 N. New York Road
Galloway, New Jersey, 08205
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PROFESSIONAL LAND SURVEYOR
PROFESSIONAL PLANNER

07-18-2023

Robin Atlas
Secretary of the
Northfield Planning Board
1600 Shore Road
Northfield NJ 08225

Re: First Baptist Church of Northfield
1964 Zion Road
Block 33 lot 63
Northfield
Site Plan and Variance Application

Dear Ms. Atlas,

I represent the First Baptist Church of Northfield who is proposing an addition to their existing Church on the above captioned property. Please see the attached Statement of the Application for details on existing and proposed conditions, approvals and variances requested, and fees and escrow amounts.

Please let me know if you need anything further from me at this point, and when I need to submit the balance of the Application packages to professionals and board members.

Best regards

Thomas H. Darcy

Thomas H. Darcy, Esquire

cc First Baptist Church of Northfiueld

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Statement of the Application

I. EXISTING CONDITIONS

First Baptist Church of Northfield is the record owner of lot 63 in Block 33, aka 1964 Zion Road. The Church and the detached parsonage were constructed in the mid-1960s and have provided religious services for 60+ years.

The property is a 3.3+ acre tract with 535+ ft of road frontage on Zion Road, aka Atlantic County Rt. 615. The property is located in the R-1 zoning district, in which Places of Worship are a permitted conditional use.

II. PROPOSED CONDITIONS.

The Church is proposing a 24' x 70' addition in the rear of the existing Church. This addition will not increase the number of seats in the existing Church. The proposed addition will provide space for an office, classrooms, and an all purpose room to increase the functionality of the Church and the convenience of the congregation.

III. APPROVALS AND VARIANCES.

The Church is requesting Major Site Plan approval from the Board along with a 70(d)(3) variance. Places of Worship are permitted conditional uses in the R-1 zone. One of the conditions is a lot area of 5 acres. The property contains 3.3 acres. Therefore, the expansion of the Church requires a d(3) use variance.

The Applicant will provide expert testimony from the Applicant's site plan engineer that the proposed expansion of the conditional use will meet the standards for variance approval as set forth in Coventry Square V. Westwood Zoning Board of Adjustment 138 NJ 285 (1994) on both the positive and the negative criteria. Variance justifications for a conditional use variance that does not meet all the conditions must focus on site suitability to demonstrate that the site can accommodate the proposed development despite the non-

conforming condition, in this case lot area.

The Church is also requesting any and all other variances, waiver, interpretations, or approvals connecting with the project, such as any pre-existing non-conforming condition (such as signage).

IV. FEES AND ESCROW

Fees

Site Plan - Preliminary	\$550
Site Plan - Final	\$500
"C" Variance (4)	\$600
Each lot	\$ 75
"D" Variance	\$1000
each lot	\$150
Conditional Use	\$500
<u>Total Fees</u>	<u>\$3375</u>

Escrow

"D" Variance	\$1000
"C" Variance	\$500
<u>Total Fees</u>	<u>\$1500</u>

PLANNING BOARD APPLICATION

CASE # _____

FOR OFFICIAL USE ONLY

Date of Application Received: _____

Date: _____ Date of Deposit

Fee Paid _____

Date: _____ Affidavit of Service

Time Period Expires _____

Date File Complete _____

Hearing Date _____

INFORMATION REGARDING APPLICANT

Applicant's Full Legal Name FIRST BAPTIST CHURCH OF NORTHFIELD

Applicant's Mailing Address 1964 ZION ROAD NORTHFIELD NJ 03225

Applicant's Phone Number 646.3020 e-mail address NORTHFIELD BAPTIST CHURCH 3 @GMAIL.COM

Applicant is a: Corporation Partnership Individual

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporation or partnership must be disclosed. Attach list.

NATURE OF APPLICATION, check appropriate items:

- ☐ Appeal of action of administrative officer
- ☐ Interpretation of development ordinance or map
- ☐ Variance: "C" Variance (Hardship)
- ☒ "D" Use Variance D(3) VARIANCE
- ☐ "D" Non-Conforming Use
- ☐ Conditional use
- ☐ Subdivision - Minor
- ☐ Subdivision - Major
- ☐ Site Plan - Waiver
- ☐ Site Plan - Minor
- ☒ Site Plan - Major
- ☐ Other _____

Proposed use, Building, or Subdivision is contrary to:
List Article and Section of the Ordinance from which Variance is sought:

CHAP 215-152C(1)
ART. X Section _____ Required _____ Proposed _____
ART. _____ Section _____ Required _____ Proposed _____
ART. _____ Section _____ Required _____ Proposed _____

CONDITIONAL USE
PLACE OF WORSHIP
5 ACRE
MIN

If additional space is needed, attach list to the application

INFORMATION REGARDING PROPERTY:

Address: 1964 Zion Road
Tax Map BLK 33 LOT(S) 63 Dimension of Property 535' x 315'
BLK _____ LOT(S) _____ Dimension of Property _____
Zoning District R-1
Location approximately 240' feet from intersection of MILL ROAD
and ZION ROAD

Last Previous Occupancy _____

	<u>Size Existing Building</u>	<u>Proposed Structure</u>
Front (feet)	<u>70'</u>	<u>70'</u>
Deep (feet)	<u>60'</u>	<u>24'</u>
Square (feet)	<u>4200'</u>	<u>1680'</u>
Height (feet)	<u>< 30'</u>	<u>< 30</u>
Story	<u>1 STORY</u>	<u>1 STORY</u>
Building Coverage	<u>< 10%</u>	<u>< 10%</u>

SET BACKS ZONING REQ.

	<u>Present</u>	<u>Proposed</u>	
Frontage	<u>535' +</u>	<u>535' +</u>	Corner Lot
Y or N			
Front Yard	<u>91.4' +</u>	<u>91.4' +</u>	
Front Yard	<u>91.4' +</u>	<u>91.4' +</u>	
Side	<u>22.1' +</u>	<u>127.3' +</u>	
Side	<u>241' +</u>	<u>241' +</u>	
Rear	<u>152.9' +</u>	<u>128.9' +</u>	
Lot Size Area	<u>3.3' AC</u>	<u>3.3' AC</u>	

Prevailing Setbacks of Building within one Block VARIES ft.

Present use CHURCH proposed use CHURCH

Has there been any previous appeal or application involving these premises?

Yes or ☒ No

If yes, when NA

and to whom NA

Nature of appeal or application NA

Disposition NA Date NA

Application for Subdivision _____ site plan - conditional use approval ☒

The relationship of the applicant to the property in questions is:

Owner ☒ Tenant _____

Purchaser under Contract (submit copy) _____ Other _____

If the applicant is not the owner of the property, the applicant must obtain and submit a copy of this application signed by the owner in the space provided.

Owner's Authorization: I hereby certify that I reside at:

In the County of Atlantic State of New Jersey

and that I am the owner of all that certain lot, _____; Piece or parcel of land known as

Block 33 Lot(s) 63 commonly known as First Baptist Church

which property is the subject of the applicant, and said application is hereby authorized by me.

Owner's Signature Jeremy Rice, Pastor
FIRST BAPTIST CHURCH OF NORTHFIELD
Applicant's Attorney Thomas Darcy Phone # 609-513-3616

Address 118 E. Jimmie Leeds Rd, Absecon NJ 08205

Applicant's Engineer Robert A. Bruce Phone # 609-576-8120

Address 91 Mays Landing Rd, Somers Pt, NJ 08244

Applicant's Architect Harry Harper Phone # 609-645-7566

Address 555 New Jersey Ave, Absecon, NJ 08201

Applicant's Planner Thomas Darcy Phone # 609-513-3616

Address 118 E. Jimmie Leeds Rd, Absecon NJ 08205

Applicant's Verification:

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with application is true.

Applicants Signature Jeremy Rice, Pastor
FIRST BAPTIST CHURCH OF NORTHFIELD

Notice: The applicant is responsible to publish and serve notice of this application after receiving a hearing date from the Secretary of the Planning Board, ten (10) days prior to the hearing date.

DISCLOSURE STATEMENT

Name of Business: C ChurchPrincipal Place of Business: First Baptist Church of Northfield
1964 Zion Road Northfield NJ 08226☐ PARTNERSHIP☒ CORPORATION☐ SOLE PROPRIETORSHIP☐ I CERTIFY that the list below contains the names and home addresses of all stockholders holding 10% or more of the issued and outstanding stock of the undersigned. If one or more of the below is itself a corporation or partnership, I have annexed the names and addresses of anyone owning a 10% or greater interest therein.☒ I CERTIFY that no one stockholder owns 10% or more of the issued and outstanding stock of the undersigned.

PLEASE CHECK APPROPRIATE BOXES ABOVE AND SIGN BELOW

STOCKHOLDERS:

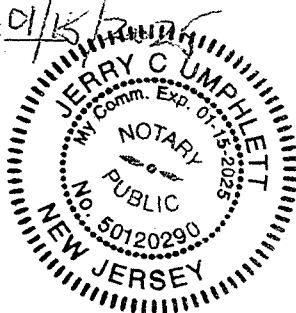
NAME	STREET ADDRESS	CITY/STATE
Jeremy Rice, Pastor	1964 Zion Rd	Northfield, NJ
Jerry Umphlett, Deacon	349 Sunflower Dr.	Egg Harbor Twp, NJ
Carol Gibson, Treasurer	324 Dolphin Ave	Northfield, NJ
Carolynne Rice, Church Clerk	1964 Zion Rd	Northfield, NJ

I FURTHER CERTIFY that no officer or employee of the County of Atlantic has any interest, direct or indirect in this corporation or partnership or this contract.

I CERTIFY that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

STATE OF NEW JERSEYCOUNTY OF ATLANTIC)))
SS:Sworn and subscribed to
Before me this 7th day
of JUNE 2012Jerry Umphlett
Notary PublicMy Commission Expires: 01/15/2015

Revised: 3/5/2012

Jeremy P. Rice
SignatureJeremy P. Rice
Name of Person Signing (type or print)Pastor
Title of Person Signing

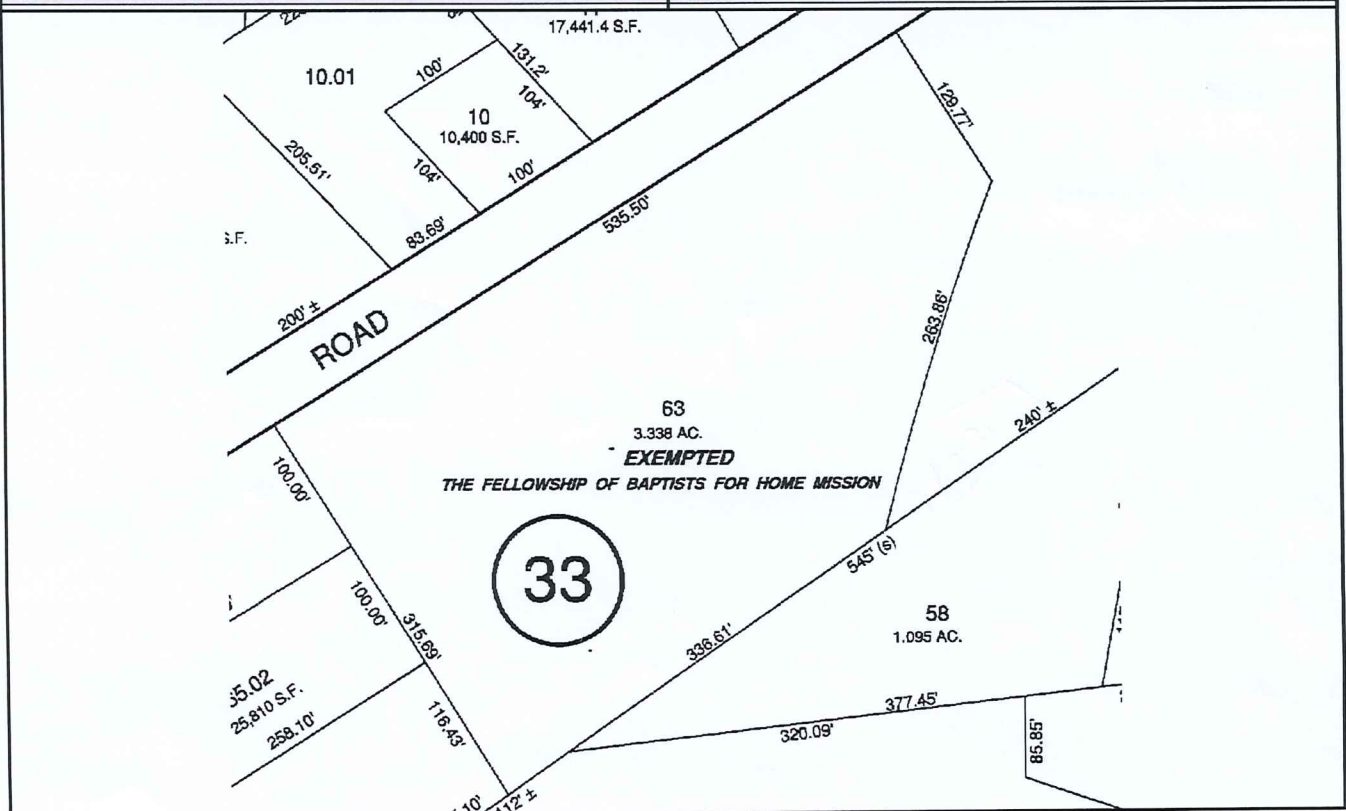
SITE PLAN CHECKLIST

The following checklist is designed to assist applicants in preparing site plans for Board review. Applicant should check off each item to ensure that it is included on the plan. **ITEMS OMITTED MAY DELAY CONSIDERATION BY THE BOARD.** Utility plans, landscaping plans, architectural elevations, etc., may be shown on separate sheets. (Return this list with your application)

- ☒ Name and title of applicant and owner, if other than applicant.
- ☒ Name and seal of person preparing plans, etc.
- ☒ Place for signature of Chairman and Secretary of Planning Board.
- ☒ Place for signature of City Engineer.
- ☒ Place for signature of County Engineer and Secretary of County Planning Board.
- ☒ Tax map lot and block numbers.
- ☒ Date, scale and "north" sign.
- ☒ Key map of the site with reference to surrounding areas and to existing street locations.
- ☒ Zone district in which property is located, and zone district of all properties within a 200-foot radius of the property line of the applicant's site, including properties in adjacent municipality, where applicable.
- ☒ All properties within 200 feet uses of said properties.
- ☒ Names of owners of all of above properties.
- ☒ Approximate number of employees who will be using the proposed site on a full-time basis shifts, if the operation is non-residential.
- ☒ Entire property in question, even though only a portion of said property is involved in the site plan; provided however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted.
- ☒ Dimensions of lot, setbacks, front yard, side yards, and rear yard.
- ☒ Bearing and distances of property lines.
- ☒ Dimensions of existing and/or proposed principal building(s) and all accessory structures.
- ☒ Size and location of fences.
- ☒ All proposed parking and loading facilities, showing location and dimensions of individual parking spaces and loading areas, aisles, traffic patterns and driveways for ingress and egress, all drawn to scale.

- ☒ 1A All existing and proposed curbs and sidewalks; and all proposed curb cuts.
- ☒ All driveways and streets within 200 feet of site.
- ☒ Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.
- ☒ Location of all signs and exterior lighting, accompanied by a brief narrative explanation of types of standards to be used, radius of light and intensity, etc., plus sketches to scale indicating design, color, material of things to be utilized.
- ☒ Water supply system. *EXISTING*
- ☒ Existing and proposed sanitary sewerage disposal system.
- ☒ Draining Plans as approved by City Engineer.
- ☒ Solid waste disposal and storage. Method of treating manufacturing wastes and byproducts.
- ☒ Location of all existing trees or tree masses, indicating general size and species.
- ☒ Landscaping and buffering plans, showing what will remain and what will be planted, and specifying types, size and location of trees and shrubs.
- ☒ Significant existing physical features including streams, water courses, swampy soil, etc.
- ☒ Perspective drawing of all proposed structures as well as front and side elevations at a scale which clearly indicates the design objectives of the applicant. [The perspective drawings should clearly indicate the color, material and overall design of the proposed structure(s).]
- ☒ Existing and proposed spot elevations based on U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations.
- ☒ Existing and proposed contours of site at 2-foot intervals for areas less than 5 percent grade and 1-foot intervals above 5 percent grade.
- ☒ Any other pertinent information as may be required by the Board.

Property Location			
1964 ZION RD, Northfield 08225-1524 118 (Northfield City), Block: 33, Lot: 63			
Year			
2020			
Property Information		Assessment Data	
Class: Class: 15D - Charitable		Total Value: \$1,512,700.00	
Additional Lots:		Land Value: \$1,090,000.00	
Bld Description: 1S-CB - CHURCH		Improvement Value: \$422,700.00	
Land Description: 2.33 AC		% Improvement: 27.94	
Acreage: 2.33		Special Tax Codes:	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: R-1, Usage: CHURCH		Exemption: 10	
Year Constructed: 0		Exemption statute: 54:04-03.06	
Use Code: 0		2018 Rate: 3.348; 2018 Ratio: 101.44%; 2018 Taxes: \$50,645.19	
# Dwellings: 1		2019 Rate: 3.409; 2019 Ratio: 97.35%; 2019 Taxes: \$51,567.94	
Census Tract: 123.02		2020 Rate: 3.468; 2020 Ratio: 98.75%; 2020 Taxes: \$52,460.43	
Current Owner		Sale Data	
FIRST BAPTIST CHURCH OF NORTHFIELD		Date: 08/09/1985	
1964 ZION RD		Price:	
Northfield, NJ 08225-1524		Ratio:	
Previous Owner:		Deed Book: 04107	
		Deed Page: 00330	
Latest Sales Detail			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
Buyer			Buyer
FIRST BAPTIST CHURCH OF NORTHFIELD			
1964 ZION RD			
Northfield, NJ 08225-1524			
Seller		Seller	



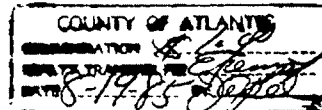
This Indenture,

Made the 9th day of August, in the year of our Lord
One Thousand Nine Hundred and Eighty-Five

Between BAPTIST MISSION OF NORTH AMERICA, formerly THE FELLOWSHIP
OF BAPTISTS FOR HOME MISSIONS, a non-profit corporation organized
under the laws of Ohio, whose address is Box 455, Elyria, Ohio, 44036

In the County of
and State of Northfield party of the first part;

And THE FIRST BAPTIST CHURCH OF NORTHFIELD, whose address is
1964 Zion Road, Northfield, New Jersey 08225,



In the County of
and State of Northfield party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of ONE DOLLAR
(\$1.00)

lawful money of the United States of America, to it in hand well and truly paid by the said
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and
paid, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by
these presents do es give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said
party of the second part, and to its successors
and assigns, forever,

All that
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being
in the City of Northfield, County of Atlantic
and State of New Jersey, bounded and described as follows:

Beginning at a point in the Southerly line of Zion Road, 488.37 feet
Southeastwardly from its intersection with the fifth course as
recited in Deed from John D. Rentschler to Frederick Rentschler,
recorded in Deed Book 547, page 246; and extending thence

- (1) South 88 degrees 13 minutes East, along the Southerly line of
Zion Road, 535.50 feet to the lands of Northfield Shopping
Plaza, Inc.; thence
- (2) South 1 degree 47 minutes West, 129.77 feet; thence
- (3) Southwestwardly, concentric with New Road and along the land
of Northfield Shopping Plaza, Inc., along the arc of a circle
having a radius of 1757.69 feet, an arc distance of 263.86
feet; thence
- (4) South 89 degrees 09 minutes 20 seconds West, 336.61 feet to
the lands of Ralph J. Truitt, et ux; thence
- (5) North 1 degree 47 minutes East, making an interior angle of
87 degrees 22 minutes 20 seconds with the preceding course
and along the lands of Ralph J. Truitt, et ux, 315.69 feet to

This Deed was prepared by

the grantor David W. Muck Financial Director

David W. Muck

Signature

the Southerly line of Zion Road and the point and place of beginning.

CONTAINING 3.345 acres.

KNOWN AS Block 33, Lot 63 on the current Northfield City Tax Map.

BEING the same premises conveyed to The Fellowship of Baptists for Home Missions by deed dated September 8, 1964, recorded in Deed Book 2240 Page 166 in the Atlantic County Clerk's Office in Mays Landing, New Jersey.

The following references are not in any way descriptive, except for tax purposes, of the property described, nor do they establish legal boundaries.

The property is presently designated as part of Block 33 Lot 63
~~XXXXXXXXXXXXXXXXXXXX~~ in the tax map of the municipality wherein it is situated.

This Indenture, *MADE THE*

8th day of September in the year
of our Lord one thousand nine hundred and sixty-four

Between EVELYN K. POLEY and WILLIAM M. POLEY, her husband, both
of the City of Pleasantville, New Jersey, and ANNA MAE RENTSCHLER,
unmarried, of the City of Atlantic City, Atlantic County, New
Jersey, parties

of the first part, and

THE FELLOWSHIP OF BAPTISTS FOR HOME MISSIONS, a non-profit
corporation organized under the laws of Ohio, whose address is
P. O. Box 455, 1387 Grafton Road, Elyria, Ohio, party

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of
the sum of Eight Thousand dollars (\$8,000.00)

lawful money of the United States of America and other good and valuable

consideration, well and truly paid by the said
party of the second part to the said party of the first part, at and before the en-
sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
have granted, bargained, sold, aliened, enfeoffed, released, conveyed,
and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff,
release, convey and confirm, unto the said party of the second part, its successors
heirs and assigns, ALL that tract, part and parcel of land and premises,
situate, lying and being in the City of Northfield, County of
Atlantic and State of New Jersey, bounded and described as follows:

BEGINNING at a point in the Southerly line of Zion Road, 488.37 feet
Southeastwardly from its intersection with the fifth course as
recited in Deed from John D. Rentschler to Frederick Rentschler,
recorded in Deed Book 547, page 246; and extending thence

- (1) South 88 degrees 13 minutes East, along the Southerly line of
Zion Road, 535.50 feet to the lands of Northfield Shopping
Plaza, Inc.; thence
- (2) South 1 degree 47 minutes West, 129.77 feet; thence
- (3) Southwestwardly, concentric with New Road and along the land
of Northfield Shopping Plaza, Inc., along the arc of a circle,
having a radius of 1757.69 feet, an arc distance of 263.86
feet; thence
- (4) South 89 degrees 09 minutes 20 seconds West, 336.61 feet to
the lands of Ralph J. Truitt, et ux; thence
- (5) North 1 degree 47 minutes East, making an interior angle of
87 degrees 22 minutes 20 seconds with the preceding course
and along the lands of Ralph J. Truitt, et ux, 315.69 feet to

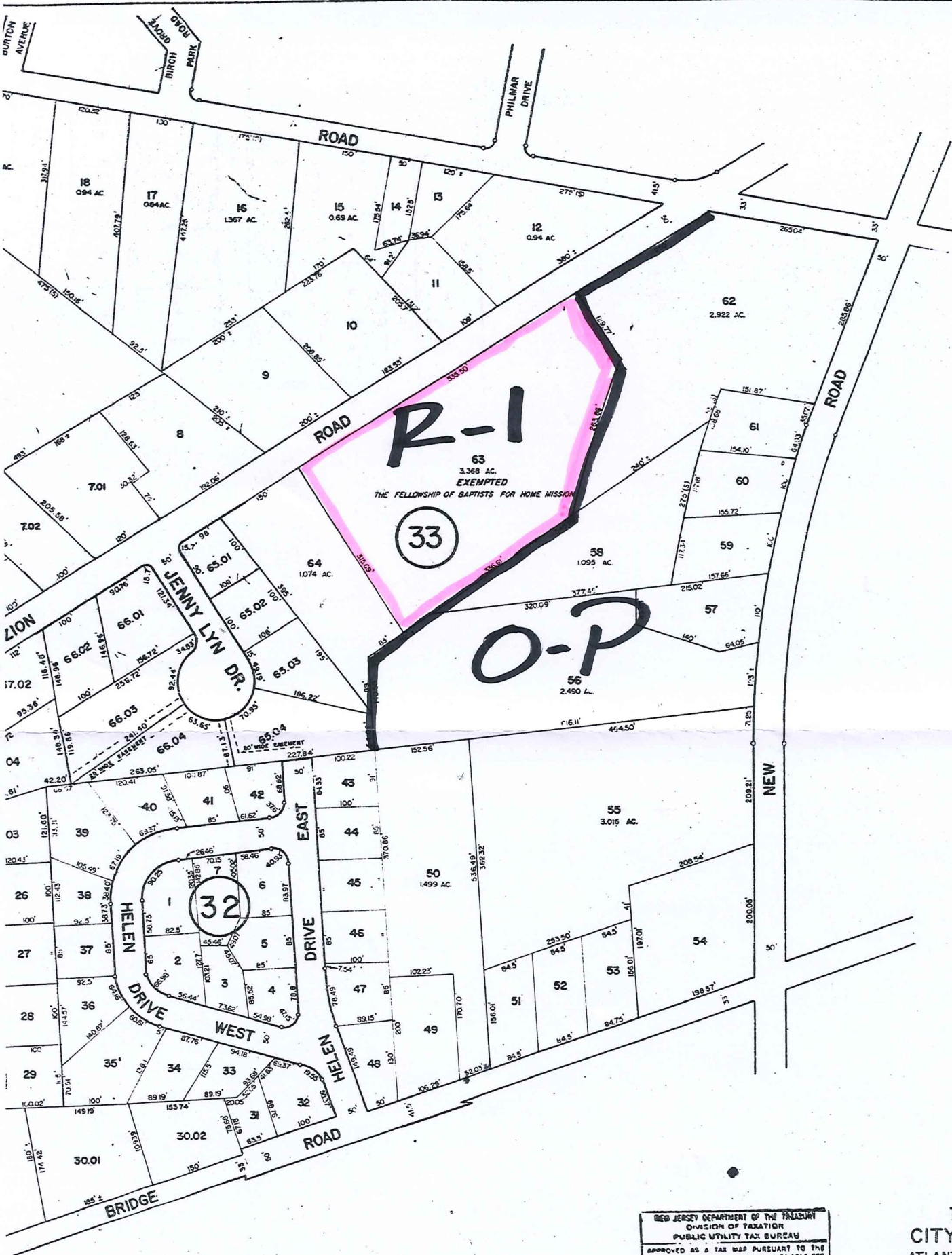
the Southerly line of Zion Road and the point and place of beginning.

CONTAINING 3.345 acres.

KNOWN AS Lot 12 in Block 16 on the Tax Assessment Map of the City of Northfield.

BEING a part of the same lands and premises title to which vested in Frederick Rentschler by deed from John D. Rentschler, et ux, et al, dated October 6, 1915 and recorded October 28, 1915, in Book 547, page 246. Subsequently said Frederick Rentschler died intestate on March 20, 1963 leaving as his heirs at law Evelyn K. Poley, a daughter, Anna Mae Rentschler, a daughter and Ina Rentschler, his widow, and said Ina Rentschler, widow of said Frederick Rentschler, died March 27, 1963.





SEE ADJ SHEET 6

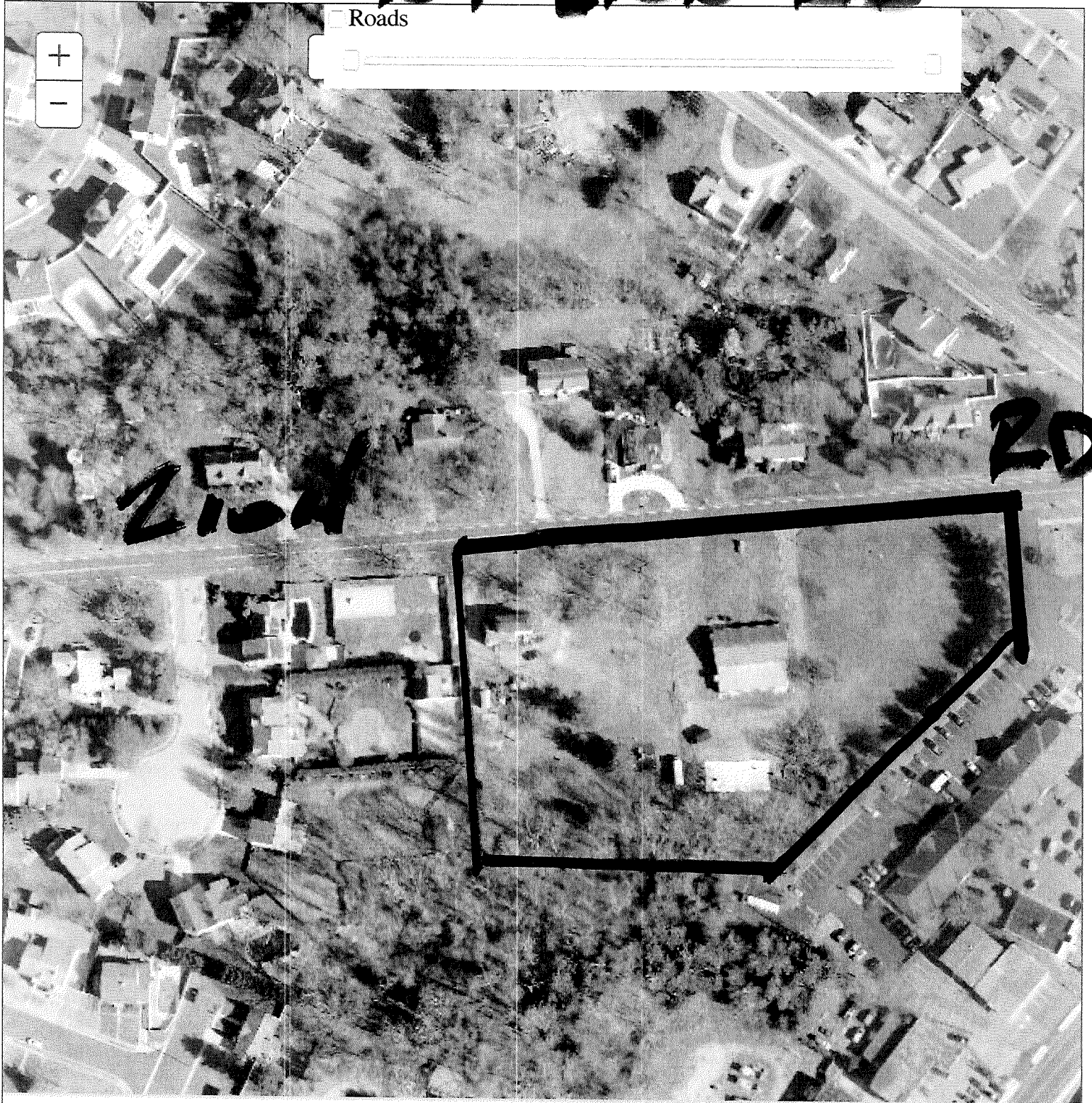
NEW JERSEY DEPARTMENT OF THE TREASURY	
DIVISION OF TAXATION	
PUBLIC UTILITY TAX BUREAU	
APPROVED AS A TAX MAP PURSUANT TO THE	
PROVISIONS OF CHAPTER 12C, LAWS OF 1913 ETC	
FOR THE DIRECTOR, DIVISION OF TAXATION	
BY <i>J. H. Dwyer</i>	STATE REPRESENTATIVE
DATE JUL 22 1969	SERIAL NO. 472

TAX ASSESSMENT MAP
CITY OF NORTHFIELD
ATLANTIC COUNTY, NEW JERSEY

SCALE: 1" = 100'

RONALD J. PRICE, PE & L
NORTHFIELD, NEW JERSEY

1964 ZION RD



Atlantic County Historic Aerial View 2017

[Clear Images and Show Basemap](#)

1930 1940 1951 Partial 1957 1962 Partial 1963 1968 1970 1977 1983 1995 2000 2007 2009 2011