



200 FOOT LIST FOR FRANKLIN TOWNSHIP CERTIFIED LIST

This table is a listing of adjoining features within 200 feet of Block 6701, Lot 3.

STUN	BLOCK	LOT	QUAL	Owner Name	Street Address	City/Town	Zip	Parcel Address
Franklin Township	6702	4		ANTONELLI AMERICO & ROAN	214 TUCKAHOE RD	VINELAND, NJ	08360	214 TUCKAHOE RD
Franklin Township	6701	4		MOSLEY, KRISTIN & CHRISTINA	291 TUCKAHOE RD	VINELAND, NJ	08360	HARDING HWY
Franklin Township	6702	5		ANTONELLI AMERICO & ROAN	214 TUCKAHOE RD	VINELAND, NJ	08360	214 TUCKAHOE RD
Franklin Township	6702	2	OFARM	ANTONELLI AMERICO & ROAN	214 TUCKAHOE RD	VINELAND, NJ	08360	186 TUCKAHOE RD
Franklin Township	6702	3		ANTONELLI AMERICO & ROAN	214 TUCKAHOE RD	VINELAND, NJ	08360	TUCKAHOE RD
Franklin Township	6701	2		TAMBURRO ANIELA J	166 TUCKAHOE RD	VINELAND, NJ	08360	165 HARDING HWY
Franklin Township	6702	7		TAMBURRO RAYMOND L & ANIELA J	166 TUCKAHOE RD	VINELAND, NJ	08360	266 TUCKAHOE RD
Franklin Township	6702	6		ANTONELLI AMERICO & ROAN	214 TUCKAHOE RD	VINELAND, NJ	08360	TUCKAHOE RD
Franklin Township	6805	21		BRATHMAN ANNA M	107 HARDING HWY	VINELAND, NJ	08360	107 HARDING HWY
Franklin Township	6805	20		PETACCIO, DOMINICK SR & DINIA	245 CONESTOGA DR	MARLTON, NJ	08053	HARDING HWY
Franklin Township	6805	19		FRANKLIN TOWNSHIP OF	1571 DELSEA DR	FRANKLINVILLE, NJ	08522	HARDING HWY
Franklin Township	6805	18		FRANKLIN TOWNSHIP OF	1571 DELSEA DR	FRANKLINVILLE, NJ	08522	HARDING HWY
Franklin Township	6805	16		BOVIC REALTY LLC	149 DANTE AVE	VINELAND, NJ	08361	147 HARDING HWY

Please include the following on the list:

Manager of B/E & R/W: Atlantic City Electric, 5100 Harding Highway, Suite 599, Mays Landing, NJ 08330-5902

Engineering Manager: South Jersey Gas Co., 1 South Jersey Plaza, Hammonton, NJ 08033

Commut. Construction Dept.: Aronson, Inc., 1846 North West Blvd., Vineland, NJ 08360

Public Service Electric and Gas Company: Manager - Corporate Properties, 80 Park Plaza, 7th Floor, Newark, NJ 07102

If the above property listed also fronts on any Railroad, State or County Highway you must also notify the authorities below:

NJ State D.O.T.: Gloucester County D.P.W., P.R.S.L. et al. Council, Planning Division, PO Box 600, Trenton, NJ 08621-0600

South Jersey Gas Co.: Planning Division, Rt. 47, Dunes Dr, Clayton, NJ 08312

Tax Department: PO Box 9499, Philadelphia, Pa 19101

1. Applicant/Owner:
- In His Presence Worship Center
PO Box 1564
Millville, NJ 08332
dwennishalom@gmail.com
Phone: 856/265-3622
2. The project site is known as Block 6701, Lot 3, as shown on the Township of Franklin Tax Map, Plate #67.
3. The project site is located in the (PHC) Pinelands Highway Commercial Zoning District.
4. The project site consists of an area of 5.15 Acres (224,334 SF).
5. It is the intent of applicant to renovate the existing block building onsite into a church. Parking, drainage, landscaping and lighting is also proposed as part of the Major Site Plan.
6. The proposed building will be serviced from a proposed well and proposed septic system.
7. Stormwater calculations are submitted under separate cover. Calculations were prepared by Engineering Design Associates.
8. Any concrete curb or sidewalk and/or asphalt pavement disturbed within the right-of-ways shall be repaired in kind.
9. All utility poles, signs, mailboxes, and/or traffic safety devices moved during construction shall be reinstalled in their proper location.
10. The proposed application will require approvals from the following agencies:
- Township of Franklin Zoning Board
 - Gloucester County Planning Board
 - New Jersey Pinelands Commission
 - New Jersey Department of Transportation
 - Gloucester County Soil Conservation District
 - Township of Franklin Environmental Commission
 - Township of Franklin Fire Official
 - Gloucester County Board of Health

Outbound and topographic survey information taken from plan entitled "Survey of Premises for In His Presence Worship Center" Lot 3, Block 6701, Harding Highway, Township of Franklin, Gloucester County, New Jersey prepared by William B. Reale, Professional Land Surveyor, NJ License No. 17433 dated 9/30/2013.

Vertical Datum is assumed elevation 100.00'. Stake set in front portion of Harding Highway near dwelling. Topo was only partial as shown. Contours are based on same partial topo.

SURVEY INFORMATION

This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied on the drawings and each drawing has been revised to indicate "Issued for Construction."

Contractor shall check and verify all existing utilities, grades, site dimensions and existing conditions before proceeding with construction. Any discrepancies or unusual conditions are to be reported to design engineer/project staff immediately for adjustments or directions.

All construction to be performed in accordance with NJDOT Standard Specifications and supplementary specifications for this project.

These drawings do not include the necessary components for construction safety; however, all construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations appurtenant to this project.

(PHC) PINELANDS HIGHWAY COMMERCIAL ZONING DISTRICT

Churches and Places of Worship: Not a Permitted Use in the PHC Zone

Description	Required	Proposed	Variance
Minimum Lot Area	3.4 Acre	5.15 Acres	NO
Minimum Lot Frontage	125'	500'	NO
Lot Coverage (blgs)	50%	0.6%	NO
Principal Structure			
Front Yard	100'	Harding Highway 36.41'	NO*
		Tuckahoe Road 33.13'	NO*
		Tuckahoe Road 82.11'	YES
Side Yard	20' each	>20'	NO
Rear Yard	50'	n/a	NO
Parking Setbacks			
Front Yard	35'	57'	NO
Landscaping			
Buffer Strip	75'	15'	YES
Parking Requirements			
a) Places of Worship - 163 seats (1 space per 3 seats)	55 spaces	70 spaces	NO
b) General business offices - 400 SF (1 space per 400 square feet)	1 spaces	3 spaces	NO
Total Parking Spaces	56 spaces	73 spaces	NO
Free-Standing Sign			
Number	1 sign	1 max.	NO
Maximum Sign Area	100 SF	100 SF max.	NO
Vertical Sign Height	6 feet	6 feet max.	NO
Maximum Sign Height	17 feet	17 feet max.	NO
Wall Signs			
Signs Permitted	1 Sign	1 Sign max.	NO
Maximum Sign Area	32 SF	32 SF max.	NO
Vertical Sign Height	3 feet	3 feet max.	NO
Maximum Sign Height	20 feet	20 feet max.	NO

*Existing Non-Conformity

VARIANCE LIST

Use Variance: Churches and Places of Worship are Not a Permitted Use in the PHC Zone

Bulk Variance: Proposed front yard building setback to the church addition from Tuckahoe Road.

Bulk Variance: Landscape buffer to adjacent residential use.

REV. PER ZONING BRD.	DATE	BY
REV. PER ZONING BRD.	1-12-15	JLB
REV. PER PINELANDS	12-16-14	JLB
REV. PER PINELANDS	7-7-14	JLB
REV. PER PINELANDS	5-19-14	JLB

REVISION	DATE	BY

PROPERTY OWNERS LIST WITHIN 200'

**MAJOR SITE PLAN FOR
IN HIS PRESENCE
WORSHIP CENTER
BLOCK 6701, LOT 3
FRANKLIN TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY**

EDA Engineers - Landscape Architects - Planners

GENERAL NOTES

SCHEDULE OF SHEETS	SHEET NUMBER	ORIGINAL DATE	LAST REVISION DATE
COVER SHEET	1 OF 9	3/14/14	1/12/15
MAJOR SITE PLAN - DEMOLITION PLAN	2 OF 9	3/14/14	1/12/15
SITE PLAN	3 OF 9	3/14/14	1/12/15
GRADING & DRAINAGE PLAN	4 OF 9	3/14/14	1/12/15
LANDSCAPING & LIGHTING PLAN	5 OF 9	3/14/14	1/12/15
ENGINEERING DETAILS 1 PLAN	6 OF 9	3/14/14	12/16/14
ENGINEERING DETAILS 2 PLAN	7 OF 9	3/14/14	12/16/14
ENGINEERING DETAILS 3 PLAN	8 OF 9	3/14/14	12/16/14
SOIL EROSION AND SEDIMENT CONTROL PLAN	9 OF 9	3/14/14	1/12/15

CONTRACTOR NOTES

TOWNSHIP OF FRANKLIN ZONING BOARD APPROVAL BLOCK

Chairman _____ Date _____

Secretary _____ Date _____

Engineer _____ Date _____

ZONING INFORMATION

DATE: 3/14/14 DRAWN BY: JLB

SCALE: AS NOTED CHECKED BY: JHM

PROJECT #: 6745 SHEET: 1 OF 9

EDA Engineering Design Associates, P.A.
Engineers Environmental Planners Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
5 Cambridge Drive Ocean View New Jersey 08230
(609) 390-0332 • Fax: (609) 390-9204
CERTIFICATE OF AUTHORIZATION: ES02972680

COVER SHEET
BLOCK 6701 LOT 3
TOWNSHIP OF FRANKLIN
GLOUCESTER COUNTY, NEW JERSEY

JOSEPH H. MAFFEI
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #37894

IF THIS PLAN OR DOCUMENT DOES NOT CONTAIN A RAISED SEAL IMPRESSION BEARING THE NAME AND REGISTRATION NUMBER OF THE ABOVE SIGNED PROFESSIONAL, IT MAY NOT BE AN AUTHORIZED COPY OF THE ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. REPRODUCTION OR FURTHER DISSEMINATION OF THE CONTENTS IN WHOLE OR IN PART REQUIRES PERMISSION IN WRITING FROM ENGINEERING DESIGN ASSOCIATES, P.A.

REV. PER ZONING BRD.	DATE	BY
REV. PER ZONING BRD.	1-12-15	JLB
REV. PER PINELANDS	12-16-14	JLB
REV. PER PINELANDS	7-7-14	JLB
REV. PER PINELANDS	5-19-14	JLB

REVISION	DATE	BY



DATE: 3/14/14	DRAWN BY: JLB
SCALE: AS NOTED	CHECKED BY: JHM
PROJECT #: 6745	SHEET: 1 OF 9