

Kwenyan Professional Health Services, LLC

490 State Route 57 West, Washington, NJ 07882

Block 15, Lot 10.02, Washington Township, Warren County, NJ

Statement of Variance Relief

Kwenyan Professional Health Services, LLC (Kwenyan) is a client-centered, professional mental health counseling agency that is currently operating in Phillipsburg. Kwenyan acquired the property located at 490 State Route 57 (Property) from Faith Discovery Church to serve clients in the Washington Township and surrounding areas. The property is improved by two buildings: (1) the former Good Shepherd Christian Academy directly fronting on State Route 57 West; and (2) the building at the rear of the property that operated as a preschool and day care and included recreational facilities that supported Good Shepherd Christian Academy. The Property is located in the OR Zone District.

Kwenyan will use the front building for its professional mental health counseling services (Health Center). This is a permitted use in the OR Zone District. Kwenyan proposes to use the rear building for recreational use, e.g., sports camps and sports training. Kwenyan has already had discussions with Washington Township officials regarding leasing the rear building as a recreational facility. Depending on usage, the recreational facility may be utilized by other groups. It is also possible that the recreational facility could be used to support Kwenyan's Health Center as an accessory use, in which case the recreational facility would be used for Kwenyan clients and only during the Health Center's operating hours. A recreational facility is not a permitted use in the OR Zone District and use variance approval pursuant to NJSA 40:55D-70.d(1) is requested.

A sign variance is requested from Section 123-24B(1)d for a free standing sign that is located less than 25% of the required setback from a lot line.

A sign variance is requested from Section 123-24B(1)d for an additional sign attached to the building façade.

A sign variance is requested from Section 123-24B(1)d for a building mounted sign that is larger than 150 square feet.

A parking variance is requested from the requirement of a minimum number of parking spaces. Please refer to the Parking Schedule Calculations on Sheet 2 of 3 of the Site Plan. The proposed recreational facility will utilize the parking located adjacent to the recreational building, behind and in front of the health center. The proposed hours of operation of the recreational facility do not conflict with the proposed hours of operation of the health center. Please refer to Sheet 2 of 3 of the Site Plan.

There are minimum lot width and rear yard setback existing non-conformities that are not exacerbated by the proposed use. No exterior alteration of any of the buildings or existing impervious coverage is proposed. The interior of the proposed recreational facility will be altered for this use as per the floor plans that are included with this application.

Kwenyan reserves the right to provide additional information via testimony and exhibits at the public hearing to support these variances along with any other variances, design waivers and any other relief.

August 13, 2020

Washington Township
Land Use Board
211 State Route 31 North
Washington, NJ 07882

RE: Major Site Plan Waiver Request Letter
490 State Route 57 West
Block 15; Lot 10.02
Washington Township, Warren County

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE
GEOTECHNICAL

Dear Board Members:

This Letter serves to provide written requests for waivers of Form 3D – Site Plan Checklist. Point by point waiver requests and reasoning for the requests are provided below.

Development Review Checklist Item	Description	Reason for Waiver
6	Location of all buildings and structures, streets, easements, driveways, entrances, and exits on the site and within 200 ft thereof. Structures to be removed should be indicated by dashed lines.	A partial waiver is requested for this item being that the locations of these features are only shown on-site. All improvements are proposed within the interior of the existing building on-site and no disturbance is proposed to the rest of the property. No structures are to be removed.
8	All existing physical features on the site and within 200 feet thereof, including streams, water courses, woodlands, swamps, rock and water flows. All existing trees greater than 12" dbh.	A partial waiver is requested for this item being that the locations of these features are only shown on-site. All improvements are proposed within the interior of the existing building on-site, with no disturbance proposed for the rest of the property.
11	Topography showing existing and proposed contours at two-foot intervals extending 200 feet off site.	A waiver is requested for this item being that all improvements are proposed within the interior of the existing building on-site, with no proposed disturbance to existing topography.
13	Architectural building elevations including façade signs and entrances, materials, dimensions and height.	A partial waiver is requested for this item being that all improvements are proposed within the interior of the existing building on-site, with no proposed elevation changes.
14	Improvements such as roads, curbs, bumpers and sidewalks shall be indicated with cross sections, design details and dimensions.	No such improvements are proposed.



Headquarters
140 West Main Street | High Bridge, NJ 08829
T: 908.238.0544

Clinton | Asbury Park | Denville | Philadelphia

Development Review Checklist Item	Description	Reason for Waiver
15	Location and design of existing and proposed stormwater systems, sanitary waste disposal systems, potable water supply, hydrants and methods of solid waste storage and disposal within screened area.	No stormwater, sanitary waste disposal, solid waste disposal, or water supply systems are proposed.
16	Landscaping and buffering plan exhibit identifying existing and proposed trees, shrubs, bushes, ground cover and natural features such as boulders and root outcroppings. Indicate botanical and common names of plants and trees, dimensions at time of planting and maintenance plans.	No Landscape Plan is proposed as a part of this development. All improvements are proposed within the interior of the existing building on-site. There is no existing or proposed landscaping.
17	Street trees planted at 50' intervals along public rights of way and in accordance with the Landscape Ordinance.	There are no existing or proposed street trees along the public right of way.
18	Specify on landscape plan the quantity of landscaping by type proposed to be planted on site.	No Landscape Plan is proposed as a part of this development.
20	Conservation Plan Exhibit is to be submitted showing the proposed methods of protecting trees and growth before and after construction.	No Conservation Plan is proposed as a part of this development, given that the only improvements are proposed within the interior of the existing building on-site, with no disturbance proposed to the exterior.
21	Proposed exterior lighting plan exhibit showing location of all lights, type of light, manufacturer specification sheet, intensity in foot candles on a point-to-point plan, methods proposed to reduce off-site glare on adjacent property and roads, type and height of light standard and pole.	No Lighting Plan is proposed as a part of this development, given that the only improvements are proposed within the interior of the existing building on-site, with no disturbance proposed to the exterior.



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Development Review Checklist Item	Description	Reason for Waiver
25	Fifteen (15) copies of the Environmental Impact Statement report.	Due to the predeveloped nature of the site, no Environmental Impact Statement is included for this project. There are no impacts to the environment anticipated, given that the only improvements are proposed within the interior of the existing building on-site.
26	Stormwater runoff control plan exhibit.	No Stormwater Runoff Control Plan is proposed, given the existing stormwater management systems will remain in use.
26 b.	Elevations adjacent to existing and proposed building(s).	A waiver is requested for this item being that all improvements are proposed within the interior of the existing building on-site, with no proposed disturbance to existing topography or drainage patterns.
26 c.	Elevations for entire site.	A waiver is requested for this item being that all improvements are proposed within the interior of the existing building on-site, with no proposed disturbance to existing topography or drainage patterns.
26 d.	Elevations on adjacent property where drainage may impact.	A waiver is requested for this item being that all improvements are proposed within the interior of the existing building on-site, with no proposed disturbance to existing topography or drainage patterns.
26 e.	Location and elevation of sidewalks, adjacent road centers, dividing islands, curbs, gutters, driveways.	A waiver is requested for this item being that all improvements are proposed within the interior of the existing building on-site, with no proposed disturbance to existing topography or drainage patterns.
26 f.	Run-off computations for existing and proposed conditions.	A waiver is requested for this item being that all improvements are proposed within the interior of the existing building on-site, with no proposed disturbance to existing topography or drainage patterns.
26 g.	Size, slope, direction of flow, top, invert elevations of all existing and proposed storm drains, drainage ditches, water courses.	A partial waiver is requested for this item given there are no stormwater management facilities proposed.
26 h.	Roof leader size and discharge locations.	A waiver is requested for this item being that all improvements are proposed within the interior of the existing building, with no proposed changes to the building footprint.
26 i.	Location, capacity, outlet details, typical section through basin calculations for storage capacity, inflow hydrograph for stormwater detention/retention facilities.	A waiver is requested for this item being that all improvements are proposed within the interior of the existing building, with no proposed changes to the existing impervious coverage or existing stormwater management.



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Development Review Checklist Item	Description	Reason for Waiver
26 j.	Drainage area map, calculations showing drainage from contributing area prior to and after development.	A waiver is requested for this item being that all improvements are proposed within the interior of the existing building, with no proposed changes to the existing drainage patterns or existing stormwater management.
27	Soil erosion and sediment control plan exhibit.	No Soil Erosion and Sediment Control Plan is proposed being that the only improvements are proposed within the interior of the existing building on-site, with no disturbance proposed for the rest of the property.
31	Phase I Checklist for Limestone Analysis.	A waiver is requested for this item being that all improvements are proposed within the interior of the existing building, with no proposed disturbances to the bedrock or geotechnical design.
33	Engineer's estimate of the cost of proposed improvements (sanitary sewer, drainage, pavement, landscaping) and an inspection fee of 6% of those costs.	A waiver is requested for this item being that no such improvements are proposed. The proposed project does not consist of sanitary sewer, drainage, pavement, or landscaping improvements.
34	Completed Compliance Report indicating fulfillment of all requirements of Preliminary and outside agency approvals.	Given the nature of the project and few improvements proposed, a waiver is requested for this item.

Sincerely,
Engineering & Land Planning Associates, Inc.

Wayne J. Ingram, P.E., P.L.S., P.P., C.M.E.
Vice President



To create solutions that inspire through the innovation of the natural and built environment.

319118



HOLLY MACKEY
Warren County Clerk
Recording Data Cover Page
Pursuant to N.J.S.A. 46:26A-5

Official Use Only: Recording Label



Bk: 2991 Pg: 164
Instr #: 2019-515562
7 Pages
08/30/2019 02:43:34 PM

DEED
RECORDED

Holly Mackey Warren Co Clerk

Official Use Only

Consideration \$878823.00	Exempt Code:
County \$879.00	General \$1940.20
Public \$439.50	N.J.A.H.T.F. \$1093.50
State \$2197.50	Total \$8171.40
Extra \$1621.70	

08/30/2019

Date of Document

8/30/2019

Type of Document

DEED

First Party Name

WASHINGTON ASSEMBLY OF GOD INC

Second Party Name

490 ROUTE 57 WEST LLC

Additional First Parties

Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block
15

Lot
10.02

Municipality
WASHINGTON TOWNSHIP

Consideration
\$878,823

Mailing Address of Grantee
490 ROUTE 57 WEST, WASHINGTON, NJ 07882

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

Original Book

Original Page

WARREN COUNTY, NEW JERSEY RECORDING DATA PAGE
 This cover page is for use in Warren County, New Jersey only.
 Please do not detach this page from the original document as it
 contains important recording information and is part of the permanent record.
 Forms available at www.co.warren.nj.us/countyclerk

Corp. to Ind. or Corp.

319118

Bargain & Sale Deed

Prepared by: Alan Y. Lowcher, Esq, Attorney at Law of NJ

This Deed is made on August 9, 2019

BETWEEN

Washington Assembly of God, Inc., a non-profit

a Corporation of the State of New Jersey

having its principal office at
33 Brass Castle Road, Washington, New Jersey 07882

RECORDED

Holly Mackey Warren Co Clerk

BELVIDERE, NJ

DEED

Bk: 2991 Pg: 164

08/30/2019 02:43:34 PM

Pages 7

Referred to as the Grantor

AND

490 Route 57 West, LLC

whose post office address is
about to be 490 Route 57 West, Washington, New Jersey 07882

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ~~Nine Hundred Thousand and no/100 Dollars~~ *Eight Hundred Seventy Eight Thousand Nine Hundred and no/100 Dollars* *Eight Hundred Twenty Three Dollars and 00/100* ~~DOLLARS (\$900,000.00)~~ *(878,823.00)*
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Washington Twp

Block No 15

Lot. No 10.02

Account No.

Qualifier No. 10.02 X

No property tax identification number is available on the date of this Deed. (Check box if applicable).

Property. The property consists of the land and all the buildings and structures on the land in the Township of Washington County of Warren and State of New Jersey. The legal description is:

Please see attached legal description annexed hereto and made a part hereof. (Check box, if applicable.)

Being the same land and premises which became vested in

See attached vesting schedule. The street address for this property is 490 Route 57 West, Washington, NJ 07882.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain legal rights which effect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Witnessed by:

Laura Deeney
Laura Deeney, Secretary

By:

Washington Assembly of God, Inc.,
a non-profit corporation of the State
of New Jersey
Jerry D. Scott
Jerry D. Scott, Pastor/President

Print Name and Title



SCHEDULE A
REVISED LEGAL DESCRIPTION
319118

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Washington, in the County of Warren, State of New Jersey:

BEGINNING at the point of intersection of a Southerly line of Lot 10.02 in Block 15 with the Westerly corner of Lot 12 in Block 15, said point being located 128.21 feet Southwesterly from the Northwestern Right of Way line of New Jersey State Highway Route 57 (66.00 feet wide), said point being also described in Deed Book 1432 Page 181; thence running

1. South 24 degrees 40 minutes 15 seconds East, a distance of 128.21 feet to a point on the aforesaid Northwestern Right of Way line of New Jersey State Highway Route 57; thence
2. Along the aforesaid Northwestern Right of Way line of New Jersey State Highway Route 57, South 72 degrees 00 minutes 00 seconds West, a distance of 200.00 feet to a point; thence
3. North 30 degrees 25 minutes 25 seconds West, a distance of 1005.63 feet to a point and monument found; thence
4. North 62 degrees 41 minutes 00 seconds East, a distance of 430.09 feet to a point and rebar found; thence
5. South 25 degrees 17 minutes 50 seconds East, over and beyond a rebar found on line, a distance of 755.34 feet to a point and monument found; thence
6. South 23 degrees 42 minutes 00 seconds East, over and beyond a rebar found on line, a distance of 160.00 feet to a point; thence
7. South 65 degrees 15 minutes 25 seconds West, a distance of 135.73 feet to a point, said point being the point and place of BEGINNING

BEING known and designated as Lot 10.02 in Block 15 as shown on a certain map entitled "Final Subdivision Plat of Little Philadelphia Heights" filed in the Warren County Clerk's Office on June 25, 1985 as File No. 85-163.

BEING also known and designated as Lot 10.02 in Block 15 as shown on the Official Tax Map of the Township of Washington, Warren County, New Jersey.

The above description being drawn in accordance with a survey prepared by Control Layouts, Inc., dated August 2, 2019.

For information purposes only: Being known as tax lot 10.02 and 10.02 Qual: X in tax block 15 on the official tax map of the Township of Washington, Warren County, State of NJ.

BEING THE SAME PROPERTY VESTED IN WASHINGTON ASSEMBLY OF GOD, A
NON-PROFIT CORPORATION OF THE STATE OF NEW JERSEY, BY DEED FROM 34
WEST WASHINGTON OFFICE CORP. DATED AUGUST 1, 1995, RECORDED AUGUST 3,
1995, IN THE OFFICE OF THE WARREN COUNTY CLERK IN DEED BOOK 1432, PAGE
181.

SUBJECT TO ALL CONDITIONS, COVENANTS, EASEMENTS AND RESTRICTIONS OF
RECORD, ZONING ORDINANCES, AND SUCH STATE OF FACTS AS AN ACCURATE
SURVEY MAY REVEAL

STATE OF New Jersey
SS:

COUNTY OF Warren

I CERTIFY that on *August 9, 2019*
Jerry D. Scott and Laura Deeney

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of the attached instrument; and Secretary
(b) was authorized to and did execute this Deed as the Pastor/President / of
Washington Assembly of God, Inc. , the entity named in this Deed; and
(c) made this Deed for \$ ~~900,000.00~~ *878,823.00*, as the full and actual consideration Alan Y. Lowcher, Esquire
the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5). Attorney at Law of New Jersey

Alan Y. Lowcher

DEED Dated *8/9* /2019
Washington Assembly of God, Inc.

Record and return to:
Acres Land Title Agency, Inc.
P.O. Box 769
Millburn, NJ 07041 *HL*

Grantor

TO
490 Route 57 West, LLC

Grantee



**CHICAGO TITLE
INSURANCE COMPANY**

OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

Name and Address of Title Insurance Company:

**Chicago Title Insurance Company
171 North Clark Street
Chicago, IL 60601**

**Policy No.: 7230600-218691145
Address Reference: 490 Route 57 West, Washington, NJ 07882
Amount of Insurance: \$878,823.00
Date of Policy: August 30, 2019**

File No.: 319118

1. Name of Insured:

490 Route 57 West, LLC

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

490 Route 57 West, LLC, by Deed from Washington Assembly of God Inc., a non-profit corporation of the State of New Jersey, dated August 9, 2019, recorded August 30, 2019, in the Warren County Clerk/Register's Office in Book 2991, Page 164.

4. The Land referred to in this policy is described as follows: **See LEGAL DESCRIPTION attached hereto.**

Peter A. Uzzolino

Peter A. Uzzolino
Authorized Officer or Agent

Chicago Title Insurance Company



By:

Raymond Offit

ATTEST

President

[Signature]

Secretary

Issued by
Acres Land Title Agency, Inc.
P.O. Box 769
Millburn, NJ 07041
(973) 376-4643 Fax: (973) 376-5457



OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE B

EXCEPTIONS FROM COVERAGE

Policy No.: 7230600-218691145

File No.: 319118

Notwithstanding any provision of the policy to the contrary, the following matters are expressly excepted from the coverage of the policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. Notwithstanding any provision of the policy to the contrary, any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (Omitted by survey endorsement)
2. Taxes paid through third quarter of 2019, Subsequent taxes not yet due and payable. Possible additional taxes assessed or levied under N.J.S.A 54:4-63.1 et seq.
3. Lien of unpaid water and sewer charges, if any.
4. Subject to added or omitted assessments pursuant to N.J.S.A. 54:4-63.1 et seq.
5. Amount of acreage or quantity of land is not insured.
6. Subsurface conditions and/or encroachments not disclosed by an instrument of record.
7. Policy does not insure against any claim resulting from the payment of, receipt of, or adjustment of sales price of the Land by reason of Homestead Tax Credits which are due or to become due.
8. INFORMATIONAL NOTE: Although beyond the scope of coverage afforded by the policy, your attention is called (for informational purposes only) to the adoption of municipal regulations concerning vacant and abandoned properties, which may, inter alia, impose registration fees or fines (or both) with respect to the same. Note that the Company may not insure that the property described herein is or is not affected by such regulations; or that the transaction to be insured comports with the provisions thereof; or that such fees or fines (if any) have been paid or satisfied or do or do not affect the property described herein; whether by way of affirmative insurance or otherwise.
9. Rights of tenants and/or parties in possession under unrecorded leases.
10. Lien for Homeowner's Association dues, charges or assessments, if any.
11. Easements, Setback Lines and Notes as shown on Filed Map No. 76.
12. Easements shown on Tax Map.
13. Direct access is not guaranteed to NJSH Route 57, the same being a limited access highway or road.



SURVEY ENDORSEMENT (9/10/07) (NJRB 5-01)

Attached to: Owner Policy: 7230600-218691145

File No.: 319118

Exception No. 1 is removed.

Notwithstanding any provision in the policy to the contrary, unless an exception is taken in Schedule B, the policy insures against loss arising from any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title. The following matters shown on a survey made by Control Layouts, Inc., dated August 2, 2019, are added to Schedule B:

- a) Possible mislocation of fences along both sidelines and rear line
- b) Multiple 25-foot wide drainage easements running through premises in question
- c) Concrete curbs in street on New Jersey State Highway Route 57
- d) Multiple detention basins running through premises in question

This policy does not insure against errors or inaccuracies in the survey with respect to matters which do not affect title.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2019

Peter A. Uzzolino
Authorized Officer or Agent

Issued by
Acres Land Title Agency, Inc.
P.O. Box 769
Millburn, NJ 07041
(973) 376-4643 Fax: (973) 376-5457

Chicago Title Insurance Company



By

President

ATTEST

Secretary