## WELLS & SINGER LAW OFFICE, LLC

Attorneys at Law
Established 1902

WILLIAM H. WELLS 1910-1997 HAROLD B. WELLS, JR 1907-2001 JONAS SINGER

August 30, 2021

789 FARNSWORTH AVENUE P.O. BOX 226 BORDENTOWN, NEW JERSEY 08505 (609) 298-1350 FAX (609) 298-9158 jsinger@jerseylawyer.net

Via E-Mail and regular mail

Township of Willingboro One Rev. Dr. M.L. King, Jr. Drive Willingboro, NJ 08046

Attn: Reyan Frank

RE: Potter House Lion of Judah Pentecostal Church

P/Q: 399 Charleston Road, Willingboro Township

Block: 238, Lot 1

Dear Ms. Frank::

As you know, the above matter is on the agenda for September 1, 2021. Enclosed herein please find the Affidavit of Service, Notice of Publication, 200' property owner list, green and white certified mailing receipts and a copy of the publication from the Burlington County Times. To date, I do not have the original Proof of Publication, and upon receipt I will forward same. Please be advised that I have requested an updated Tax Certification on August 18 and again today, and I have not received an updated Certification. Upon receipt of an updated Tax Certification, I will forward samr.

Very truly) yours,

Thank you.

JS/jmp Enclosure

cc:

Rosa and Egwardo Guzman, w/enclosures

CME Associates, Bennett Matlack PE, CME, CMM, w/enclosures

Zeller & Wieliczko, LLP, Attn: Matthew Wieliczko, Esquire, w/enclosures

### TOWNSHIP OF WILLINGBORO ZONING BOARD OF ADJUSTMENT/PLANNING BOARD

### AFFIDAVIT OF SERVICE

STAT	E OF NEW JERSEY )
COUN	) SS: ITY OF BURLINGTON )
	Joan M. Piromalli, of full age, being duly sworn according to law, deposes and says:
1.	I am employed by the law firm of Wells & Singer Law Office, LLC, 789 Farnsworth Avenue,
	Bordentown, New Jersey 08505.
2.	I am the Secretary to Jonas Singer, Esquire, attorney for the Applicant in a proceeding before
	the Zoning Board of Adjustment/Planning Board of the Township of Willingboro, which
	relates to Block 238 Lot 1 on the Tax Map of the Township of Willingboro.
3.	On August 20, 2021, I mailed Notice of the hearing on this application to each and all of the
	owners of property within a radius of 200 feet, in the form attached hereto and according to
	the attached list.
	to and subscribed to
	me on this 20 <sup>th</sup> day
of Aug	Jonas Singer
An Att	onley at Law of New Jersey

Attach to this affidavit a true copy of the notice which you served on everyone within 200 feet of your property. You must serve every notice at least 10 days before the public hearing, either personally or by certified mail. Also attach to this affidavit, the list of all property owners within 200 feet or your property. This list must be obtained from the Tax Collector or Assessor. Next to the name of each person on the list indicate how you gave each person notice of this hearing. Write P.S. (Personal service), if you hand delivered the notice or C.M. (Certified mail), if you sent the notice by certified mail.

# NOTICE OF PUBLICATION TOWNSHIP OF WILLINGBORO ZONING BOARD OF ADJUSTMENT/PLANNING BOARD

Please take Notice that Applicant/Owner, Potter House Lion of Judah Pentecostal Church, has made application for approval for a use variance and waiver of site plan for property located at 399 Charleston Road, on the Tax Map of Willingboro Township, Block 238, Lot 1. The Applicant is a young congregation and wishes to conduct church services, along with small weekly bible study groups. The property is located in the B-3 Zone. There are existing conditions that do not comply with the Ordinance, which are minimum lot area and two (2) front yard setbacks, as the property is on a corner lot. Also, the rear yard is an existing condition, which is not in compliance with the Ordinance.

Although no other approvals are requested at this time, further review of the application by applicant and Township of Willingboro may reveal the need for other approvals. This notice, therefore, shall serve as notice that applicant will also seek any other variances, approvals or waivers deemed necessary.

Any person(s) affected by the Application may have an opportunity to be heard by the Township of Willingboro Zoning Board. You are invited to a Zoom meeting on September 1, 2021 at 7:30 p.m. Eastern Time.

Join Zoom Meeting

https://us02web.zoom.us/j/86701733189?pwd=RTFWZ1M4MTZFRFFydExNS0xUTEICZz09

Meeting ID: 867 0173 3189

Passcode: 024314 One tap mobile

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+16465588656,,86701733189#,,,,\*024314# US (New York)

Dial by your location

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+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 867 0173 3189

Passcode: 024314

Find your local number: https://us02web.zoom.us/u/k2rUsM88n

Individuals accessing the meeting by this method will be able to fully participate in the meeting, by providing comments on the Application to be considered. The meeting agenda and all documents to be considered by the Board relating to the pending Application can be reviewed by members of the public in advance of the meeting and during the proceedings. The documents are posted on the Township's website: <a href="www.willingboronj.gov">www.willingboronj.gov</a>

A copy of this application is on file with the Secretary of the Zoning Board, for inspection ten (10) days prior to the hearing and may be inspected through the Township website: www.willingboronj.gov

Jonas Singer, Attorney for Applicant

NOTICE OF PUBLICATION
TOWNSHIP OF WILLINGBORD
ZONING BOARD OF
ADJUSTMENT/PLANNING BOARD

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Join Zoom Meeting https://uss02web.zoom.us/y8670173 31899pwd\_FTFWZ1M4MTZFRFFy dExNS0xtJTE/02209

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Jonas Singer, Altoney for Applicant Adv. Feet \$59,26 BCT, Aug. 22, 2021 Aff. Chp. \$20,00 7403198

#### **CONNECTING SOLUTIONS**

June 14, 2021

Wells & Singer Law Office, LLC 789 Farnsworth Avenue PO Box 226 Bordentown, NJ 08505

Re: 200 Foot Certified Property List Blk: 238 Lot: 1, 399 Charleston Rd.

Willingboro Township, Burlington County, New Jersey

To Whom It May Concern:

Enclosed please find the information requested on the above referenced property located in Willingboro Township.

Be advised that you also have to notify any public utilities in the area registered with Township Clerk Office of Willingboro Township (SEE ATTACHED UTILITIES LIST).

If the subject property is adjacent to a State Highway, the applicant must also give notice by personal service or certified mail to the N.J. Commissioner of Transportation.

If the subject property is adjacent to a County Road, the applicant must also give notice to the Burlington County Planning Board.

If the subject property is adjacent to a neighboring township, the applicant must contact that municipality in order to notice property owners within that township (SEE ATTACHED ADJOINING MUNICIPALITIES LIST, MUNICIPALITY WILL BE CHECKED OFF IF YOU NEED TO CONTACT).

If you need further assistance or have any questions, please contact our office at (609) 877-2200 Ext. 1013.

Sincerely,

Justin L. Lamicella, Sr., SCGREA, CTA

Tax Assessor

Adjo	oining Municipalities	<u>Utilities</u>
	(Only those checked off)	
П	Edgewater Park Township	PSE&G Company
lauel	400 Delanco Road	80 Park Plaza
	Edgewater Park, NJ 08010	Newark, NJ 07102-4194
		Attention: General Manager
		Properties & Risk Management
	Mount Laurel Township	·
hamad	Mt. Laurel Municipal Center	Comcast Television
	100 Mt. Laurel Road	42 Centerton Rd. Ste. H-1
	<del>-</del>	Mount Laurel, NJ 08054
	Westampton Township	
	710 Rancocas Road	Verizon 911 Department
	Westampton, NJ 08060	Barbara Winward
		789 Wayside Road
	Burlington Township	Neptune, NJ 07753
	851 Old York Road	
	P.O. Box 340	Willingboro M.U.A.
	Burlington, NJ 08016	433 John F. Kennedy Way
		Willingboro, NJ 08046-2119
L	Delran Township	
	900 Chester Ave.	New Jersey Department of
	Delran, NJ 08075	Transportation
		Jack Lettiere Commissioner
	Moorestown Township	PO Box 600
	Town Hall	Trenton, NJ 08625-0600
	111 West Second Street	
	Moorestown, NJ 08057-2480	County Planning Board
		PO Box 6000
	Delanco Township	Mt. Holly, NJ 08060
	770 Coopertown Road	
	Delanco, NJ 08075	

### OWNER & ADDRESS REPORT

06/14/21 Page 1 of 2

WILLINGBORO TWP

399 CHARLESTON ROAD BLK:238 LOT: 1 CERTIFIED 200 FOOT LIST

BLOCK	LOT QUAL		PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
608	2	. 2	MASON ROBERT M 430 CHARLESTON RD WILLINGBORD, NJ 08046	430 CHARLESTON ROAD	06008+10300
608	3	2	AMAKER-LEWIS, SAALIM & LEWIS. R 434 CHARLESTON RD WILLINGBORO, NJ 08046	D 434 CHARLESTON ROAD	0600A
601	1	2	MILES, RICHARD & COBOS, MARIA F 431 CHARLESTON ROAD WILLINGBORO, NJ 08046	431 CHARLESTON ROAD	06O0C+9300
601	2	2	TAH IR ZAMANN 737 N STANWIEK ROAD MOORESTOWN, NJ 08057	1 HAMILTON LANE	0600C+3900
601	3	2	LASSEGUE, MONICA 5 HAMILTON LA WILLINGBORO, NJ 08046	5 HAMILTON LANE	0600A+2300
601	4	2	FOREMAN, LAMONT & SHARAH 9 HAMILTON LANE WILLINGBORO, NJ 08046	9 HAMILTON LANE	0600C+2300
601	ς	2	SOIFER, RICHARD I & MOONEY, J B 15 HAMILTON LN WILLINGBORD, NJ 08046	15 HAMILTON LANE	0600A+2900
601	6	2	BOYER , JAMES & ROSETTA T 17 HAMILTON LANE WILLINGBORO, NJ 08046	17 HAMILTON LANE	06008
601	7	2	SMITH, WALTER A & VALERIE 19 HAMILTON LANE WILLINGBORO, NJ 08046	19 HAMILTON LANE	0600A
238	4	2	THOMPSON, CLEVELAND SR & C JR 556 PARKWAY AVE TRENTON, NJ 08618	2 BOTANY CIRCLE	0200C+RNT
238	5	2	WILLIAMS, BEULAH H 8 BOTANY CR WILLINGBORO, NJ 08046	6 BOTANY CIRCLE	0200A
238	6	2	WILLIAMS, BEULAH H 8 BOTANY CIRCLE WILLINGBORO, NJ 08046	8 BOTANY CIRCLE	0200C+1800
238	7	2	PATON, DOROTHY J 12 BOTANY CR WILLINGBORD, NJ 08046	12 BOTANY CIRCLE	0200B
238	8	3	WILSON, MICHAEL & SABINE 14 BOTANY CIRCLE WILLINGBORO, NJ 08046	14 BOTANY CIRCLE	0200C+1400
238	9	2	MURAD HOLDING LLC 5 HILLSIDE LN YARDLEY, PA 19607	16 BOTANY CIRCLE	0200A
238	10	2	LUNNON, BRIAN K & ANDREA F 18 BOTANY CIRCLE WILLINGBORO, NJ 08046	18 BOTANY CIRCLE	0200C
238	11	2	WADDELL, SHEILA C 22 BOTANY CIRCLE WILLINGBORO, NJ 08046	22 BOTANY CIRCLE	02008
237	14	2	PIERCE-MORRISON, JOANNE 11 BOTANY CIR WILLINGBORO, NJ 08046	11 BOTANY CIRCLE	0200C+4000
232	21	2	GRANT . VIOLA R Y 100 BARNWELL DRIVE WILLINGBORD, NJ 08046	100 BARNWELL DRIVE	0200C

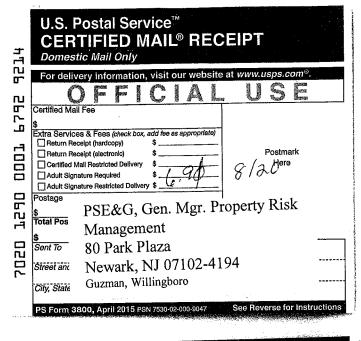
### OWNER & ADDRESS REPORT

WILLINGBORO TWP

399 CHARLESTON ROAD BLK:238 LOT: 1 CERTIFIED 200 FOOT LIST

06/14/21 Page 2 of 2

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232	21		2	GRANT, VIOLA R Y 100 BARNWELL DRIVE		100 BARNWELL DRIVE	0200C JUI
				WILLINGBORO, NJ	08046		
232	22.01		15 <b>C</b>	TOWNSHIP OF WILLINGBORD 1 SALEM ROAD		398 CHARLESTON ROAD	L22,22.02 Jul
				WILLINGBORO, NJ	08046		

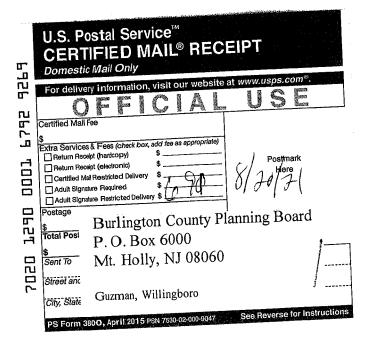


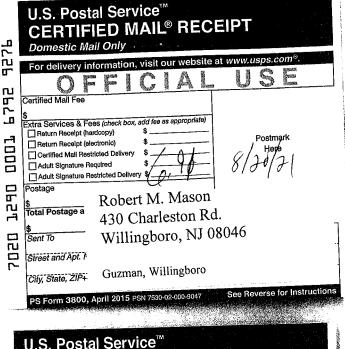
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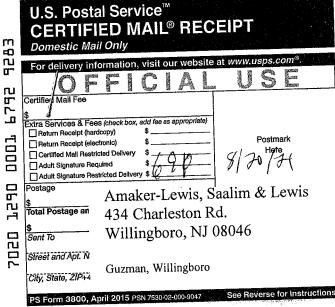


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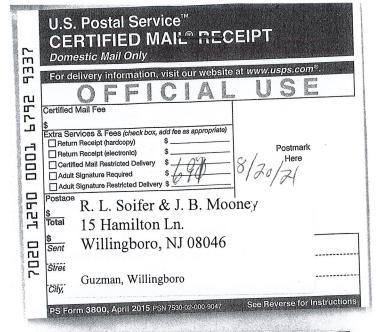


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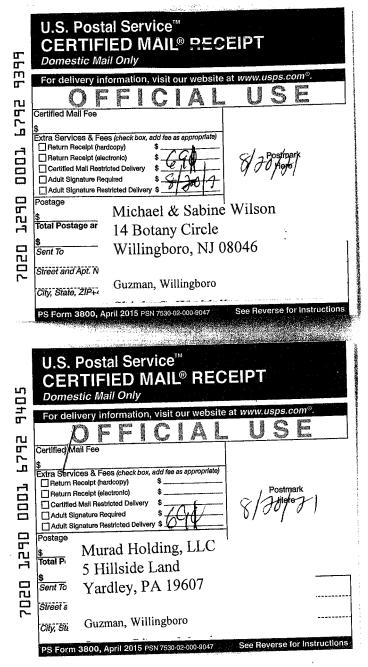


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