

Township of Lawrence
Mercer County, NJ
Department of Community Development

Land Use Application Master Checklist

Name of Applicant: Princeton Theological Seminary - Farminary

Block No. 07101 **Lot No(s)** 7, 8, & 3.08 **Application No(s)** ZB 3/20

- | | |
|---|--|
| <p>Required for all applications:</p> <p><input checked="" type="checkbox"/> General Information</p> <p><input checked="" type="checkbox"/> Certifications</p> <p><input checked="" type="checkbox"/> Taxpayer Identification number & certification</p> | <p>Complete form:</p> <p>Form G-1</p> <p>Form C-1</p> <p>IRS form W-9</p> |
|---|--|

- Type of approval sought (check all as appropriate):**
- | | |
|---|-----------|
| <input type="checkbox"/> Appeal from decision of Administrative Officer | Form A-1 |
| <input type="checkbox"/> Bulk Variance (parcel) | Form B-1 |
| <input type="checkbox"/> Bulk Variance (signage) | Form B-2 |
| <input type="checkbox"/> Bulk Variance (homeowner) | Form B-3 |
| <input type="checkbox"/> Contribution Disclosure Statement | Form DS-1 |
| <input type="checkbox"/> Conditional Use | N/A |
| <input type="checkbox"/> Informal | N/A |
| <input type="checkbox"/> Interpretation | N/A |
| <input type="checkbox"/> Lot Consolidation | N/A |
| <input type="checkbox"/> Site Plan, Informal | N/A |
| <input type="checkbox"/> Site Plan, Waiver | N/A |
| <input type="checkbox"/> Site Plan, Minor | N/A |
| <input type="checkbox"/> Site Plan, Preliminary Major | N/A |
| <input type="checkbox"/> Site Plan, Final Major | N/A |
| <input type="checkbox"/> Subdivision, Minor | N/A |
| <input type="checkbox"/> Subdivision, Preliminary Major | N/A |
| <input type="checkbox"/> Subdivision, Final Major | N/A |
| <input checked="" type="checkbox"/> Use Variance | Form U-1 |
| <input type="checkbox"/> Other (specify) | N/A |

List all accompanying material:

<u>Description</u>	<u>Number Submitted</u>
Aerial Exhibit - Farminary dated 11/13/19	2
Farminary Master Plan - Existing Site Condition dated 1/31/20	2
Farminary Master Plan - Proposed Site Plan dated 1/31/20	2
Exhibit of Farminary Images	2

List name & address of all expert witnesses expected to testify:

Robert Korkuch, PE, PP - ACT Engineers, Inc.

Ingrid Kohler, IIA, ACT Engineers, Inc.

Mark Hebden, AIA, Ewing Cole

Township of Lawrence
Mercer County, NJ
Department of Community Development

General Information

1. Applicant:

Name Princeton Theological Seminary Phone _____
Address 64 Mercer Street Fax _____
Princeton, NJ 08542 Email _____

2. Owner of land (as shown on current tax records):

Name Princeton Theological Seminary Phone _____
Address 64 Mercer Street Fax _____
Princeton, NJ 08542 Email _____

3. Attorney (where applicable):

Name Ryan P. Kennedy Phone 609-243-6424
Address Princeton Pike Corporate Center Fax _____
100 Lenox Drive, Suite 200 Email rpke@stevenslee.com
Lawrenceville, NJ 08648

4. Engineer (where applicable):

Name ACT Engineers, Inc. Phone 609-918-0200
Address 1 Washington Blvd. Suite 3 Fax 609-918-1411
Robbinsville NJ 08691 Email rkorkuch@actengineers.com

5. If the applicant is a corporation or partnership, list the names and addresses of all stock holders or partners owning a 10% or greater interest in said corporation or partnership in accordance with P.L.1977 Ch.336.

N/A (applicant is a nonprofit entity)

6. Location of Land:

Lot No(s) 7, 8, & 3.08 Block(s) 7101 Tax Map Pg(s) 71.01
Street(s) 4130 & 4150 Princeton Pike, Princeton NJ 08540

7. Zoning designation of parcel (see Zoning Map):

EP-2

8. Name of proposed development:

PTS Farminary

Township of Lawrence
Mercer County, NJ
Department of Community Development

Certification of applicant:

I/we do hereby certify that all statements made herein and in any documents submitted herewith are true and accurate.

Princeton Theological Seminary
Applicant's signature By: Kurt A. Gabbard Date 2/3/2020
Kurt A. Gabbard, Acting Chief Financial Officer
(Print or type name)

Owner's consent to filing of application:

If the applicant is not the owner of the property, have owner sign below or file with the application a letter signed by the owner consenting to the application.

I am the current owner of the subject property and am aware of and consent to the filing of this application.

Princeton Theological Seminary
Owner's signature By: Kurt A. Gabbard Date 2/3/2020
Kurt A. Gabbard, Acting Chief Financial Officer
(Print or type name)

Acceptance of reasonable review & inspection costs:

I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Princeton Theological Seminary
Applicant's signature By: Kurt A. Gabbard Date 2/3/2020
Kurt A. Gabbard, Acting Chief Financial Officer
(Print or type name)

Authorization for township officials to enter upon property:

I/we do hereby grant authorization to township officials, including Planning or Zoning Board members, to enter upon the subject property for the purpose of inspection related to this application.

Princeton Theological Seminary
Owner's signature By: Kurt A. Gabbard Date 2/3/2020
Kurt A. Gabbard, Acting Chief Financial Officer
(Print or type name)

Township of Lawrence
Mercer County, NJ
Department of Community Development

Use Variance

Request is hereby made for permission to use, erect, alter, or convert a _____
contrary to the requirements of § _____ of the Land Use Ordinance, or
for other relief as follows: See attached narrative

1. List the zoning districts in which the proposed use is allowed: EG1, RD-1

2. Describe the existing structure(s) located on the property and their current use:
3 Barns/Garages - agricultural; pump house - well water; Cottage - currently vacant and 2 single family homes

3. Describe the type and use of the structures located on the properties surrounding the subject
property: Single family residential, and educational (Chapin School, private pre-K to 8)

4. Has there been any previous appeal, request, or application to this or any other Township Boards
or the Building Inspector involving these premises?

 Yes X No

If Yes, state the nature, date, application no. and disposition of said matter. _____



The Rev.
Dr. Nathan T. Stucky

**DIRECTOR OF THE
FARMINARY PROJECT**

P.O. Box 821
64 Mercer Street
Princeton, NJ 08542-0803

609.497.7993

nathan.stucky@ptsem.edu

November 25, 2019

James Parvesse PE
Lawrence Township Municipal Engineer

As we discussed at our meeting with you on November 15, below is a summary of the information presented, and enclosed are exhibits illustrating the proposed revisions and supplementary facilities at Princeton Seminary's farm, which we refer to as the "Farminary." The Farminary concept consists of the 20 acre farm that is currently owned and operated by the Seminary at 4200 Princeton Pike (Block 7101, Lot 3.08) and two single family homes located at 4130 and 4150 Princeton Pike (Block 7101 Lots 7 and 8), that the Seminary is under contract to purchase.

The Seminary's continued interest and investment in the Farminary stems from the profound educational benefits which have been readily apparent to Seminary faculty and students through their involvement in the life of the farm. The skills of a good farmer broadly overlap with the skills of a good leader in the world or in a church. Both know about seasons; both know how to tend life from soil to seed to growth to harvest; both maintain perseverance through failure; and both understand the interconnectedness of life and death. In a word, the skills of both farmer and church leader are pastoral. The Farminary provides students with a unique and invaluable experience that cannot be replicated in a traditional classroom on the main campus.

The seminary's mission is to form leaders for service in the church and in the world, and we believe the Farminary uniquely enables us to do this.

Though we are just beginning to see the profound benefits of nurturing agrarian sensibilities in the seminary community, the proposed revisions and supplementary facilities will allow us expand these opportunities. Currently, we manage approximately a half-acre of the property for fruit, vegetable, herb, and flower production that goes to a small-scale Community Supported Agriculture (CSA). We also actively compost kitchen scraps from the seminary campus. The proposed changes involve expanding farm management to 10-12 acres, expanding current production and adding small livestock.

As the farming expands, so will the opportunities for members of the community to be involved in the day-to-day operations and maintenance of the

farm. Dedicated learning spaces, a modestly expanded farmstead, and a farm kitchen will allow for both the expansion of the agricultural work and the deepening of the educational opportunities for our student farmers.

It is my understanding that you will review these materials with the Township's administration and appropriate officials and seek input from your planning resources and provide comments and recommendations regarding our plans for the Farminary so that we may have a follow up meeting in the coming weeks. The Seminary has made its staff and professionals available for a meeting to review the Township's comments during the week of December 16, and look forward to coordinating with you.

The Seminary is excited to invest in Lawrence Township, and as part of its master planning exercises has identified several topics for discussion. We hope the Township staff and professionals can review these background materials and topics, so that they may be explored further at our next meeting.

1. The Seminary is interested in an expanded educational component of the Seminary's existing farm operations. As shown in the attached concept plans, included in its vision are expanded farming, processing and farmstead opportunities for its student farmers and staff. We look forward to seeing the Township's reaction to these concept plans.
2. It is possible in the future that the current as-of-right farm use may, when additional educational facilities or housing opportunities for student farmers are added, be deemed to have expanded beyond what the EP-2 zoning contemplates. We intend to work on a joint path with the Township towards rezoning the property or obtaining the variances to allow the additional educational uses and student-worker residences, if such approvals are deemed to be necessary.
3. The Seminary is interested in continuing to foster its existing environmental and green initiatives at the site and is eager to discuss how it can assist the Township, Princeton, the LHT, and the D&R Canal to connect this part of Lawrence to the area's trail networks.
4. Finally, it is anticipated that even modest expansions of the existing farm operations would benefit from connecting to public utilities, and the Seminary is interested in discussing the Township's willingness to allow a connection to public sewers and support the necessary endorsements from Princeton, Mercer County, and NJDEP.

Our November 15 meeting was a follow-up to an update meeting held with you in August. Over the past year, a Farminary Master Plan has been developed among faculty, administration, students and consultants to define the agricultural and educational programming for the farm. The site planning illustrations and program description shared with you result from this planning process.

It is intended that the continued primary purpose of the property will be sustainable farming along with the education and formation that farming enables. A Seminary farm manager will live in one of the residences currently under contract for acquisition that adjoins the existing farm property. Students will

continue to provide the farm labor, and clustered residences/farmsteads for approximately 12 students are proposed to be located on the second residential property adjoining the existing farm. We believe that the best way to grow the Farminary is to allow a small number of students to spend a semester or two living at and working on the farm as student farmers.

Produce and livestock raised on the farm will be processed in the proposed kitchen area for consumption on the farm and in the Seminary's main Campus cafeteria in Princeton. The onsite students will also have classes on the Main Campus and students from the Main Campus will have opportunity for class sessions in the farm setting. Additionally, programs will be hosted for community groups to experience the farm and its educational opportunities. Also, the Seminary expects to periodically host faculty, alumni, and colleague events at the Farminary to share the experience. Rather than students and faculty relying exclusively on personal vehicles, the Seminary intends to continue to provide regular shuttles to its other campuses and is actively pursuing bicycle / trail connections to the site.

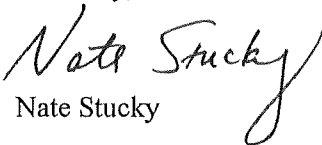
Some of the existing farm structures will continue to be utilized for farming operations. Two of the existing structures, which are located in the floodplain of the Stony Brook, are obsolete and will be removed. A new educational and support building is proposed out of flood-prone areas. This building would house classrooms, assembly space, kitchen, bathrooms and storage.

It is preferred to connect the Farminary to public sewers, the closest of which is in Princeton. Revision of the Lawrence wastewater service area is required, as are similar revisions to the Princeton service area. The Mercer County Planning Department manages the service area designations on behalf of the State NJDEP. These revisions initially require the endorsement and support of Lawrence Township to the other government agencies.

In summary, we believe the Farminary is good for Princeton Theological Seminary, Lawrence Township, Mercer County, and beyond. As we live in an era of intensifying ecological uncertainty, we need more and more leaders who attend to life's deepest questions, are attuned to ecological and agricultural realities, and who understand what it means to relate to an ecosystem in such a way that vitality is increased or restored.

Thanks in advance for your time and attention. We look forward to hearing back from you.

Sincerely,


Nate Stucky

Enclosures: Existing Conditions Plan
Concept Site Plan
Aerial Exhibit
Site Photos & Thematic Images

PTS Farminary Block 7101, Lots 3.08, 7 & 8
 Zone: Environmental Protection 2 (EP-2)

DATA: (AGRICULTURAL USES)	PERMITTED	EXISTING	PROPOSED
Minimum Lot Area	5 Acres	25.80 Acres	25.80 Acres
Minimum Lot Frontage	200 Feet	1,222 Feet	1,222 Feet
Minimum Front Yard	75 Feet	223 Feet	208 Feet
Minimum Side Yard	30 Feet	43 Feet	43 Feet
Minimum Rear Yard	100 Feet	428 Feet	396 Feet
Maximum Imperv. Surface Ratio	5%	approx. 6.7%	approx. 7.5%
Maximum Building Height:			
Principal Use	35 Feet	2 story (approx. 25 ft.)	approx. 30 Feet
Garage	20 Feet	1 story	1 story
Barn or silo	50 Feet	approx. 20 Feet	approx. 20 Feet
Other accessory buildings	15 Feet	approx. 10 Feet	Unknown



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