

RECEIVED

APR 17 2026

P26-05

WILEY MISSION INC.
99 EAST MAIN STREET A/K/A BLOCK 26, LOT 6
AMENDED SITE PLAN WITH BULK VARIANCE APPLICATION
WILEY MISSION INDEPENDENT LIVING IMPROVEMENTS

Wiley Mission Inc. (the "Applicant") is a 501(c)(3) non-profit church corporation and the owner of property identified as 99 East Main Street, further identified as Block 26, Lot 6 (the "Site") and commonly known as Wiley Christian Communities. The Site is currently developed with a church, nursing home, assisted living facility, independent residential units, and other associated improvements.

The Wiley Christian Retirement Community at the Site contains a thriving residential community, offering independent living, residential healthcare, and skilled nursing services, serving approximately 300 residents. Through its church, preschool, summer camp, and behavioral health services, Wiley Mission continues to fulfill its calling to support people of all ages with love and compassion.

Pursuant to fulfilling its mission and to further enhance the quality of the living standards for the residents of the Wiley community, the Applicant is proposing improvements to independent living units along Honeysuckle Court and Lilac Court. The improvements would result in an increase of available two-bedroom units through additions to one-bedroom units. Specifically, Units 3 through 6 on Lilac Court and units 13 and 14 on Honeysuckle Court are proposed to be upgraded to two-bedroom units. These improvements will serve a need for additional living accommodations in the community, as only units 1 and 8 on Lilac Court and units 9 and 16 on Honeysuckle Court currently offer 2 bedrooms. Units 2 and 7 on Lilac Court and units 10 through 12 and 15 on Honeysuckle Court will remain as single bedroom units providing varied options for residents.

The Site has been the subject of multiple Planning Board approvals over time, which are identified and indexed on a list enclosed herein for your reference. A copy of the identified Resolutions are also enclosed.

Due to the conditions of prior approvals, in order to make the improvements sought by this Application relating to bedroom counts and parking, the Applicant is seeking to amend its previously approved site plan approval. The addition of these bedrooms will result in a shortage of 22 parking spaces and thus requires bulk variance relief from Township Ordinance §62-57 which Applicant will support through presentation of planning testimony. No other changes are proposed to the Site.

Prepared by:

Robert S. Baranowski, Jr., Esq.
Hyland Levin Shapiro LLP
6000 Sagemore Drive, Suite 6301
Marlton, NJ 08053
April 17, 2026

Prior Land Use Approvals

Wiley Mission Inc.
99 East Main Street
Block 26, Lot 6

Resolution No. PB 82-22 memorialized January 7, 1982
Resolution No. PB 82-2 memorialized March 19, 1982
Resolution No. PB 85-81 memorialized May 1, 1986
Resolution No. PB 93-10 memorialized October 7, 1993
Resolution No. PB 94-05 memorialized August 18, 1994
Resolution No. PB 94-05A memorialized January 16, 1997
Resolution No. PB 94-05A memorialized October 30, 1997
Resolution No. PB 4-05A-1 memorialized July 6, 2000
Resolution No. PB 94-05A-2 memorialized March 4, 2002
Resolution No. PB 94-05A3 memorialized September 23, 2004
Resolution No. PB 16-03 memorialized June 2, 2016