

Application to
Zoning Board of Adjustment
Borough of Palisades Park

Application Fee \$ _____ Date Received: _____ By: _____

Action by the Board of Adjustment: Dates: _____

Granted _____ Denied _____ Recommended _____

Action by other Bodies, if necessary: Dates _____

See related minutes _____

Date of Publication prior to meeting _____

Date of Publication of decision _____

Applicant furnished with copy of Resolution on _____

_____ Other _____

Voting Members _____

(Do not write above space)

Applicant's Name: _____

Applicant's Address: _____

Owner's Name: _____

Owner's Address: _____

Relationship of Application to Owner (i.e., tenant, agent, purchaser under contract, same person or other) _____

Location of Premises: _____ Block: _____ Lot: _____

The premises are situated on the (east, west, north, south) side of _____ Street and

are approximately _____ feet from _____
(landmark or intersection of another street)

The premises are now located in the following Zone _____ which permits

PART I

FILL IN ONLY IF AN APPEAL IS TAKEN FROM A DETERMINATION OF THE ZONING OFFICER OR BUILDING INSPECTOR.

.....
NOTICE OF APPEAL

TAKE NOTICE that the undersigned, owner of premises in the Borough of Palisades Park designated on the Borough Tax Map as Block _____, Lot _____, and also known and designated as _____ in said Borough located in a _____ Zoning District, hereby appeals to the Zoning Board of Adjustment from the order, determination or decision of said enforcing Official made on the ___ day of _____, 20___, _____ a building permit to _____ to permit construction of a _____ on premises designated as Block _____ Lot _____ on the Municipal Tax Map owned by _____ for the reason that appellant alleges error in the order, requirement, decision or refusal of said Administrative Office in that:

TAKE FURTHER NOTICE that you are hereby required to immediately transmit to the Secretary of the Zoning Board of Adjustment all papers constituting the record upon which the action appealed from was taken, in accordance with the Rules of the Zoning Board of Adjustment and the statute in such case made and provided.

(Appellant)

DATED: _____

(NOTE: THIS NOTICE OF APPEAL MUST BE SERVED UPON THE ADMINISTRATIVE OFFICER FROM WHOM THE APPEAL IS TAKEN WITHIN 20 DAYS OF THE DATE OF THE ACTION WHICH IS APPEALED).

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PART II

TO BE FILLED IN ONLY IF APPLICATION IS FOR INTERPRETATION OF ZONING MAP OR CONSTRUCTION OR ORDINANCE PURSUANT TO N.J.S. 40:55D-70b.

Applicant should attach statement of contention as to such interpretation or construction to this application.

PART III

TO BE FILLED IN ONLY IF APPLICATION IS MADE DIRECTLY TO THE BOARD OF ADJUSTMENT OR IF ALTERNATIVE RELIEF IS SOUGHT PURSUANT TO N.J.S. 40:55D-70c or d.

APPLICATION TO ZONING BOARD OF ADJUSTMENT

Request is hereby made for permission to erect, alter, convert, use, a _____ contrary to the requirements of Sections _____ of the Zoning Ordinance, or for other relief as follows: _____

1. Said property is _____ (give dimensions and area) and has the following structures: _____

(if known, so indicate; or indicate whether dwelling or building; stating use thereof)

2. If less than the entire lot is to be utilized for the purpose hereinafter set forth, the dimensions of the portion of the lot to be utilized are: _____

3. Size of proposed building:

At Street level _____	Feet Front _____
Feet deep _____	Height _____
Stories _____	Feet _____

4. Setbacks of building: Front _____ Rear _____
Side _____ Side _____

% Building Coverage _____

5. Date property acquired _____.

Prevailing zoning at time of acquisition _____.

6. Has there been any previous appeal, request or application to this or any other Borough Boards or the Construction Official involving these premises? YES _____ NO _____

IF YES, state the nature, date and the disposition of said matter: _____

7. What are the EXCEPTIONAL conditions of property preventing applicant from complying with Zoning Ordinance? _____

8. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone plan and Zoning Ordinance.

9. All applicants must attach to this application a schedule showing the following information (if applicable): Type of construction (frame, stone, brick, cement etc.) _____
Present use of existing building(s) and premises. _____

Describe any deed restrictions affecting this property. _____

Total proposed dwelling units: _____

Total proposed professional offices: _____

Total proposed floor area: _____

Total proposed parking spaces: _____

A photograph or photographs of land and buildings involved in the application. _____

Names and addresses of all expert witnesses proposed to be used. _____

Proof of payment of all taxes due and owing on the premises. _____

10. A legible plot plan or survey to scale (not less than 1" = 100' of the property) indicating the relation of the existing and/or proposed structure with adjoining property and structures accompanies this application. Scale drawings (of not less than .25" = 1' of the proposed building(s)) of the existing structure indicating the changes, alterations or additions contemplated will be presented at the hearing, if relevant.

11. A copy of any conditional contract or agreement related to this application must be filed with the application or presented to the Board at the time of hearing.

12. If the applicant is a Corporation or Partnership, the names and addresses of all Stockholders or Partners owning a 10% or greater interest in said Corporation or Partnership shall be set forth below in accordance with P.L. 1977 Ch. 336.

_____ being duly sworn according to law, hereby certify that the information presented in this application to be true and accurate.

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

The foregoing application is hereby consented to this _____ day of _____, 20____.

(Owner of Property referred to)

(Address)

(Telephone)

Sworn and subscribed before me
_____ day of _____, 20____.

(Signature of person authorized to take oaths)

APPLICATION TO ZONING BOARD OF ADJUSTMENT
(DO NOT WRITE BELOW THIS LINE)

.....

ZONING OFFICER'S REPORT:

The street upon which this variance is sought is:

- a. Improved
- b. Unimproved
- c. Other Conditions Required: _____

State of New Jersey) ss.
)
County of Bergen)

_____ being duly sworn, says that he is the applicant, or one of the applicants, in the above action; that the application, if filed as an appeal from any order or decision of the Construction Official, has been filed within the time required by law, and that all of the matters and things set forth in the foregoing application are true.

(Applicant or Attorney)

FORM OF NOTICE

NOTICE SERVED ON OWNERS WITHIN 200 FEET ETC.

BOROUGH OF PALISADES PARK; ZONING BOARD OF ADJUSTMENT
NOTICE OF HEARING ON APPEAL OR APPLICATION

To: _____ OWNER OF PREMISES _____

PLEASE TAKE NOTICE:

That the undersigned has filed an appeal or application for development with The Board of Adjustment of the Borough of Palisades Park for a _____ variance from the requirements of the Zoning Ordinance so as to permit _____

on the premises at _____ and designated as Block _____ Lot _____ on the Borough Tax Map, and this notice is sent to you as an owner of property in the immediate vicinity.

A Public Hearing has been set down for _____, 20____, at _____ P.M., in the Municipal Building, 275 Broad Avenue; Palisades Park, New Jersey 07650, and when the case is called you may appear either in person, or by agent or attorney, and present any objection which you may have to the granting of the relief sought in the petition.

The following described maps and papers are on file in the office of the Borough Clerk and are available for inspection: _____

(Insert description of documents)

This notice is sent to you by the Applicant, by order of the Board of Adjustment.

Respectfully,

_____ (Applicant)

FORM OF NOTICE
TO BE PUBLISHED IN OFFICIAL NEWSPAPER
BOROUGH OF PALISADES PARK; ZONING BOARD OF ADJUSTMENT

TAKE NOTICE that on the _____ day of _____, 20____, at _____ P.M., a hearing will be held before the Borough of Palisades Park, Board of Adjustment at the Municipal Building, 275 Broad Avenue; Palisades Park, New Jersey on the appeal or application of the undersigned for a variance or other relief so as to permit _____

_____ on the premises located at _____ and designated as Block _____ Lot _____ on the Borough of Palisades Park Tax Map.

The following described maps and papers are on file in the Office of the Borough Clerk and are available for inspection: _____

(insert description of documents)

Any interested party may appear at said hearing and participate therein in accordance with the rules of the Zoning Board of Adjustment.

(Name of Applicant)

PUBLICATION DATE: _____

CONSENT TO CONTINUANCE OF HEARING

The undersigned, Applicant, in the matter pending before the:

Planning Board Zoning Board of Adjustment, bearing Case Number _____,

hereby consents to the continuance of the hearing in said matter to _____

at _____ P.M.. If at said time and place a quorum of the Board is not present, said matter

shall be further continued to the next succeeding regularly scheduled meeting of said Board.

(Applicant or Attorney)

DATED: _____

FORM FOR
AFFIDAVIT OF SERVICE

State of New Jersey)
) ss.
County of Bergen)

_____ of full age, being duly sworn according to law, on his oath deposes and says that he resides at _____ in the _____ of _____, County of _____, and State of _____ and that he did on _____ 20____, at least ten (10) days prior to hearing date, give personal notice to all property owners within 200 feet of the property affected by appeal number _____ located at _____.

Said notice was given either by handing a copy to the property owner, or by sending said notice by certified mail. Copies of the registered receipts are attached hereto.

Notices were also served upon: (check if applicable)

- 1. The Clerk of the Borough of Palisades Park
- 2. County Planning Board
- 3. The Director of the Division of State and Regional Planning
- 4. The Department of Transportation
- 5. The Clerk of Adjoining Municipalities

A copy of said notices are attached hereto and marked Exhibit "A". Notice was also published in the official newspaper of the Borough as required by law.

Attached to this Affidavit and marked Exhibit "B" is a list of owners of property within 200 feet of the affected property who were served, showing the block and lot numbers of each property as same appear on the Municipal Tax Map, and also a copy of the certified list of such owners prepared by the Tax Assessor of the Borough, which is marked Exhibit "C".

There is also attached a copy of the proof of "Publication of Notice" in the official newspaper of the Borough, which is marked Exhibit "D".

Sworn and subscribed to before
Me this _____ day of _____, 20____.

_____ (Signature of Applicant)