



428 60th Street, Room 28
West New York, New Jersey

Town of West New York
Department of Public Affairs
Zoning Board of Adjustment

Office: (201) 295-5262
WestNewYorkNJ.org

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

The application, with supporting documentation, must be filed with the Zoning Board of Adjustment Secretary and must be delivered at least fifteen (15) business days prior to the meeting at which the application is to be considered. A CD containing all submissions (inclusive of the plans, application, reports and all supporting materials) shall be submitted along with the application. **Three (3) Hard copies** *✓*

If additional pages are required to answer an item, identify the page and item number.

This section is to be completed by Town staff only

Date Application Filed: _____

Application Fees: _____

Escrow Deposit: _____

Date scheduled for Completeness Review _____

Hearing Date: _____

1. SUBJECT PROPERTY

Location: _____
(Street address, cross streets or other identification)

Lot(s): _____ Block: _____

Dimensions: Frontage: _____ Depth: _____ Total Area: _____
(Square Feet)

2. APPLICANT

Applicant: _____

Address: _____

City/State/Zip Code: _____ Telephone Number: _____

E-Mail: _____

Applicant is a: Corporation: _____ Partnership: _____ Individual: _____

3. IF THE APPLICANT IS NOT THE OWNER, THEN PROVIDE THE FOLLOWING INFORMATION ON THE OWNER(S):

Owner's Name: _____

Address: _____

City/State/Zip: _____ Telephone Number: _____

E-Mail: _____

State Applicant's Relationship to Owner: _____
(i.e., Contract Purchaser)

4. DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and address of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply). Include full address.

Name: _____ Address: _____ Interest %: _____

Name: _____ Address: _____ Interest %: _____

Name: _____ Address: _____ Interest %: _____

Name: _____ Address: _____ Interest %: _____

5. PROPERTY INFORMATION

Are there any restrictions, covenants, easements, association by-laws, existing or proposed as to the Subject Property:

Yes (attach copies) _____ No: _____ Proposed (describe in detail): _____

Note: A copy of all deed restrictions, covenants, easements, association by-laws, existing and proposed, must be submitted with a copy of this application for review and must represent a true, accurate, legible and complete copy in order to be approved.

Present Use of the Premises: _____

Proposed Use of the Premises/Change(s) Proposed: _____

6. APPLICANT'S ATTORNEY

Firm Name: _____

Address: _____

Telephone Number: _____ Fax Number: _____

E-Mail: _____

7. APPLICANT'S ENGINEER

Company Name: _____

Address: _____

Telephone Number: _____ Fax Number: _____

E-Mail: _____

8. APPLICANT'S PLANNING CONSULTANT

Company Name : _____

Address: _____

Telephone Number: _____ Fax Number: _____

E-Mail: _____

9. APPLICANT'S TRAFFIC ENGINEER

Company Name: _____

Address: _____

Telephone Number: _____ Fax Number: _____

E-Mail: _____

10. LIST ANY OTHER EXPERT WHO WILL SUBMIT A REPORT OR WHO WILL TESTIFY FOR THE APPLICANT

Name: _____

Field of Expertise: _____

Address: _____

Telephone Number: _____ Fax Number: _____

E-Mail: _____

11. APPLICANT REQUESTS THE FOLLOWING RELIEF:

SUBDIVISION:

_____ Preliminary Minor Subdivision Approval

_____ Final Minor Subdivision Approval

_____ Preliminary Major Subdivision Approval

_____ Final Major Subdivision Approval

_____ Conditional Use

Number of lots
to be created _____

Number of proposed
dwelling units _____
(If applicable)

SITE PLAN:

_____ Minor Site Plan Approval

_____ Conditional Use

_____ Major Site Plan Approval

_____ Preliminary Major Site Plan Approval

_____ Final Major Site Plan Approval

_____ Amended Site Plan Approval (Attach Prior Resolutions)

_____ Conditional Use

Area to be disturbed (in square feet): _____

Total number of proposed dwelling units: _____

12. SECTION(S) OF ORDINANCE FROM WHICH A VARIANCE IS REQUESTED:

Section(s) of Ordinance/ Facts supporting applicant's deviation from the Town's zoning ordinance: _____

Section of Ordinance/ Facts supporting applicant's deviation from the Town's zoning ordinance: _____

13. WAIVERS REQUESTED OF DEVELOPMENT STANDARDS AND/OR SUBMISSION REQUIREMENTS : _____

14. ZONING DATA

State current zone in which Subject Property is located: _____

<u>Bulk Variances</u>	Required/Permitted	Proposed
Maximum Height	_____	_____
Lot Width	_____	_____
Front Yard	_____	_____
Side Yard	_____	_____
Total of Side Yards	_____	_____
Rear Yard	_____	_____
Lot Area	_____	_____
Lot Coverage-% of building	_____	_____
Lot Coverage-impervious surface	_____	_____
Floor Area	_____	_____
Parking Stalls	_____	_____

Applicant is seeking variance relief pursuant to (check section that applies):

Variance Relief (hardship) [N.J.S.A. 40:55D-70c(1)] _____

Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c(2)] _____

<u>"D" Variances</u>	Required/Permitted	Proposed
Use Variance (d1)	_____	_____
Expansion of non-conforming use (d2)	_____	_____
Deviation from conditional use standard (d3)	_____	_____
Floor Area Ratio (d4)	_____	_____
Density (d5)	_____	_____
Height (d6)	_____	_____

15. Does the Applicant seek Relief pursuant to 70(a) or 70(b) of the Municipal Land Use Law and if so, check box that applies and provide a brief description:

_____ Appeal decision of an Administrative Officer [N.J.S.A. 40:55D-70a]

Describe facts supporting applicant's request for relief pursuant to 70(a) and attach all relevant documents): _____

_____ Map or Ordinance Interpretation of Special Question [N.J.S.A. 40:55D-70b]

Describe facts supporting applicant's request for relief pursuant to 70(b) and attach all relevant documents: _____

- 16. **ATTACH A COPY OF THE NOTICE** to appear in the official newspaper of the Town and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet of all directions of the property which is the subject of this application. The Notice must specify the section of the Ordinance from which relief is sought, if applicable.
- 17. **EXPLAIN IN DETAIL** the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises (attach pages as needed).
- 18. **ISA PUBLIC WATER LINE AVAILABLE?** _____
- 19. **IS PUBLIC SANITARY SEWER AVAILABLE?** _____
- 20. **HAVE ANY PROPOSED NEW LOTS** been reviewed by the Town to determine appropriate lot and block numbers? _____

21. DESCRIBE ANY OFF-TRACT IMPROVEMENTS REQUIRED AND/OR PROPOSED: _____

22. IS THE SUBDIVISION TO BE FILED BY DEED OR PLAT? _____

23. WHAT FORM OF SECURITY does the applicant propose to provide as performance and maintenance guarantees? _____

24. OTHER APPROVALS WHICH MAY BE REQUIRED AND DATE SUBMITTED:

	<u>Yes</u>	<u>No</u>	<u>Date Plans Submitted</u>
A. Hudson County Planning Board	_____	_____	_____
B. Hudson County Soil Conservation District	_____	_____	_____
C. North Hudson Sewerage Authority (NHSA)	_____	_____	_____
D. New Jersey Department of Environmental Protection	_____	_____	_____
(1) Sewer Extension Permit	_____	_____	_____
(2) Sanitary Sewer Connection Permit	_____	_____	_____
(3) Stream Encroachment Permit	_____	_____	_____
(4) Waterfront Development Permit	_____	_____	_____
(5) Wetland Permit	_____	_____	_____
(6) Tidal Wetland Permit	_____	_____	_____
(7) Potable Water Construction Permit	_____	_____	_____
(8) Soil Permit	_____	_____	_____
(9) Other	_____	_____	_____
E. New Jersey DOT	_____	_____	_____
F. Freshwater Wetlands Permit	_____	_____	_____

25. STATE THE DISTANCE OF THE NEAREST PART OF THE LOT TO THE NEAREST RESIDENTIAL ZONE: _____

26. IS THE PROPOSED USE OF THE PROPERTY A CONDITIONAL USE UNDER THE TOWN ZONING ORDINANCE _____

27. IS ANY PORTION OF ANY LOT WITHIN THE SITE CONTIGUOUS TO OR ACROSS THE STREET, BUT WITHIN 100 FEET FROM, ANY AREA ZONED FOR

RESIDENTIAL USE? _____

28. **ARE THERE ANY BUILDINGS OR SIGNS NOW ON THE SITE?** Yes ___ No ___
If yes, identify the buildings, structures or signs the applicant proposes to remove, and also identify the structural and/or architectural changes to the building proposed by the applicant (if applicable) _____

(add additional sheets as necessary).

29. **CERTIFICATION FROM TAX COLLECTOR THAT ALL TAXES DUE ON THE SUBJECT PROPERTY HAVE BEEN PAID CURRENT TO THE DATE OF THE APPLICATION AND THAT THERE ARE NO TAX LIENS ON THE PROPERTY OR PROPERTIES WHICH ARE THE SUBJECT OF THE APPLICATION** (Attach).

30. **CERTIFICATION FROM BUILDING DEPARTMENT THAT THERE ARE NO OPEN VIOLATIONS AND/OR PERMITS AND SAME MUST BE SATISFIED BEFORE APPLICATION MAY BE SCHEDULED FOR HEARING.**

31. **ENVIRONMENTAL IMPACT PRELIMINARY STATEMENT** (Single and Two-family homes not located in a proposed minor or major subdivision are excluded from the requirement of this section).

PREAMBLE:

Any subsequent finding by the Approving Agency contrary to the statements made herein by the applicant shall constitute grounds for rejection of the application. The applicant has a legal responsibility to answer truthfully and completely all questions to the best of the applicant's knowledge and information and will be held accountable for the responses provided.

NOTE: If any of the following questions (E1 to E20) are answered yes or other, attach an additional piece of paper to explain.

E1. Is the site to be developed located in a wetlands area as delineated on the Wetlands Inventory Maps?
YES ___ NO ___ OTHER ___

E2. Is the site to be developed located in the 100 Year Flood Plain as delineated on either FEMA maps or NJDEP Flood Maps? YES ___ NO ___ OTHER ___

E3. Does the site development require the removal of any trees of six (6) inches or greater in true diameter? YES ___ NO ___ OTHER ___

E4. Does the site development require the alteration, channelization or relocation of any watercourse? YES ___ NO ___ OTHER ___

E5. Will the site development introduce any change in the quality and/or quantity of present storm-water runoff? YES _____ NO _____ OTHER _____

E6. Will the site development require the import or removal of soil from the area? YES _____ NO _____ OTHER _____

E7. Will the site development require directing surface drainage into a watercourse? YES _____ NO _____ OTHER _____

E8. Will the site development have any impact on Borough services presently provided such as police, fire, public works, public schools, sewers and drainage facilities? YES _____ NO _____ OTHER _____

E9. Will any excavation required for the development penetrate the high water table in existence at the site? YES _____ NO _____ OTHER _____

E10. Will the site development require special foundation provisions such as piles and/or spread footing to support any structures? YES _____ NO _____ OTHER _____

E11. Will the operation of the site increase local vehicular traffic? YES _____ NO _____ OTHER _____

E12. Will the operation of the site increase the air pollution in the area? YES _____ NO _____ OTHER _____

E13. Will the operation of the site exceed the existing ambient noise levels? YES _____ NO _____ OTHER _____

E14. Is the site to be developed served by existing public utilities? YES _____ NO _____ OTHER _____

E15. Has the site to be developed ever been used for storage or disposal of, or presently contain, hazardous or toxic wastes? YES _____ NO _____ OTHER _____

E16. Is the site to be developed proposed for the use, storage, or manufacture of hazardous materials, toxic substances or dangerous chemicals? YES _____ NO _____ OTHER _____

E17. Will the site development increase the present intensity levels of light in the area? YES _____ NO _____ OTHER _____

E18. Will the site development require the installation of new or removal of existing septic systems or other liquid waste facilities? YES _____ NO _____ OTHER _____

E19. Will the site development affect the water table in the area? YES _____ NO _____ OTHER _____

E20. Will the site development produce odors? YES _____ NO _____ OTHER _____

32. LIST OF MAPS, REPORTS AND OTHER SUPPORTING MATERIALS ACCOMPANYING THE APPLICATION

<u>Quantity</u>	<u>Description of Item</u>
_____	_____
_____	_____
_____	_____
_____	_____

CERTIFICATIONS

I certify that the foregoing statements and materials submitted are true. I further certify that I am the individual applicant or that I am an officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant.

Sworn to and subscribed before me this _____ day of _____, 20__

Notary Public

Signature of Applicant

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Sworn to and subscribed before me this _____ day of _____, 20__

Notary Public

Signature of Owner

I understand the sum of \$ _____ has been deposited in an escrow account in accordance with the Ordinances of the Town of West New York. I further understand that the escrow is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision of the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days of notification.

Date:

Signature of Applicant