

APPLICATION TO
ZONING BOARD OF ADJUSTMENT
OF THE TOWNSHIP OF UPPER

Applicant's Name _____

Applicant's Address _____

Applicant's Phone No. _____

Applicant's Fax or E-Mail _____

Owner's Name _____

Owner's Address _____

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

Location of Premises _____
(Street)

Block(s) _____ Lot(s) _____
(Tax Map Reference)

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 located in the _____ zone as shown on the
Zoning Map of the Township of Upper.

PART 1

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 Township of upper designated on the Upper Township Tax Map as Block(s) _____ Lot(s) _____ and also known and designated as _____ (street address) in said Upper Township 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 _____ to permit construction of a _____ on premises designated as Block(s) _____ Lot(s) _____ on the Municipal Tax Map owned by _____ for the reason that appellant alleges error in the order, requirement, decision or refusal of said Administrative Officer 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.

Dated:

Appellant's Name
Appellant

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

PART II

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

Applicant should attach statement of contentions as to such interpretation or construction of 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.A. 40:55D-70c OR d. (If inadequate space is provided, attach additional sheet of paper with additional information)

A. Variances being requested (list sections of the ordinance from which variance is requested):

Four horizontal lines for listing requested variances.

B. Proposed construction, alteration, conversion or use: _____

Three horizontal lines for describing proposed construction or use.

C. If site plan or subdivision approval is being requested in conjunction with a use variance request, set forth the following:

Applicant represents a request for the following:

Subdivision:

Form for subdivision request including checkboxes for Minor, Preliminary, and Final approval, and fields for number of lots and dwelling units.

Site Plan:

Form for site plan request including checkboxes for Minor, Preliminary, and Final approval, a field for amendment/revision, and checkboxes for dwelling units and waiver from review.

Waivers requested: _____

Reason for request: _____

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

2. If less than the entire lot is to be utilized for the proposed use or construction, 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 Primary Structure:	Setbacks of Accessory Structures:
Front _____	_____
Rear _____	_____
Side _____	_____
Side _____	_____
% Building Coverage _____	_____

5. Date property acquired: _____
6. Has there been any previous appeal, request or application to this or any other Township Boards or the Construction Official involving these permits?
- Yes _____ No _____

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

7. Set forth facts and conditions, including any special reasons, if applicable, which Entitle the applicant to the variance relief requested.

8. Set forth why variance relief requested can be granted without substantial detriment to the public good an will not substantially impair the intent and purpose of the Zoning Plan and Zoning Ordinance.

9. All applicants must set forth below or attach to this application the following information (if applicable):

(a) Type of construction (frame, stone, brick, cement, etc.):

(b) Present use of existing building(s) and premises:

(c) Describe any deed restrictions affecting this property:

(d) Total proposed floor area: _____

(e) Total proposed parking spaces: _____

(f) Are photographs of land and buildings involved in the application attached: _____yes _____no

(g) Names and addresses of all expert witnesses proposed to be used: _____

(h) 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, partnership or limited liability company, the names and addresses of all stockholders or partners owning a 10% or greater interest in said corporation or partnership shall be set forth in accordance with P.L. 1977 Ch.336.

13. I certify that the foregoing statements and the material 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.

{If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner. If the applicant is a limited liability company, this must be signed by the authorized member(s).}

Sworn to and subscribed
Before me this _____
Day of _____, 20_____

NOTARY PUBLIC

SIGNATURE OF APPLICANT

14. 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 applications, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner. If the owner is a limited liability company, this must be signed by the authorized member(s).]

Sworn to and subscribed
Before me this _____
Day of _____, 20_____

NOTARY PUBLIC

SIGNATURE OF OWNER

I understand that the sum of \$_____ has been deposited in an escrow account. In accordance with the Ordinance of the Township of Upper, I further understand that the escrow account 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 by 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.

DATE

SIGNATURE OF OWNER OR
APPLICANT

NOTICE TO BE SENT TO EVERYONE ON THE CERTIFIED LIST AND TO BE
PUBLISHED IN THE PRESS OR THE GAZETTE

TAKE NOTICE that on the _____ day of _____, 20_____

At _____ O'Clock p.m., a hearing will be held at the Upper Township
Municipal Building, 2100 Tuckahoe Road, Petersburg, New Jersey, in the matter of
_____. The applicant is applying for

to permit _____

at premises known as Block(s) _____ Lot(s) _____

located at _____

Maps and other documents relating to this matter will be available for inspection during
normal working hours in the office of the Board Secretary at least ten (10) days prior to
the meeting date.

(Name of applicant)

TO THE APPLICANT,

BELOW IS A LIST OF GENERAL STANDARD CONDITIONS THAT THE ZONING BOARD OF ADJUSTMENT INCLUDES IN EACH APPROVED APPLICATION. THIS WILL ALSO BE INCLUDED IN THE MEMORIALIZING RESOLUTION.

1. This approval is expressly conditioned upon the application and evidence submitted. Any change in the proposed design, construction, use or facilities is expressly prohibited.
2. The applicant shall comply with any and all other prior land use approvals and conditions therein with respect to the subject property to the extent same are not directly contradicted by this approval.
3. The applicant must obtain any and all other necessary state, county, federal, municipal and other governmental approvals and comply with all state, county, federal, municipal and other governmental approvals and regulations.
4. Pursuant to township ordinance requirements any variance granted shall expire and become null and void after two (2) years unless the applicant obtains construction permits or otherwise avails himself of this approval.
5. Subdivision plans shall be submitted in AutoCAD format to the Township Engineer prior to the plat or deeds being signed for filing.
6. At the discretion of the Upper Township Engineer, the Township reserves the right to require the applicant to obtain and submit an "As Built" survey upon completion of development and/or construction evidencing the exact location of structures, and to require appropriate Deeds of Consolidation as specified by the Board Engineer and Board Solicitor.
7. All setbacks contained in plans submitted to the Board are not to be deemed as Deed restrictions, but are only evidence of the current requirements of the Upper Township Zoning plan and Zoning ordinance.