



ZONING BOARD OF ADJUSTMENT

Township of Hamilton
6101 Thirteenth Street, Mays Landing, NJ 08330
(609) 625-0368 x 461 fax (609) 909-1348

For Administrative Use Only
Date submitted _____
Application # _____
Hearing Date _____

Applicant Information

Name: _____

Address: _____

Phone _____ Fax _____ Email _____

Applicant is the (check one): Owner ___ Lessee ___ Contract Purchaser ___ Other ___

Applicant is (check one): An Individual ___ A Partnership ___ A Corporation ___

For Partnerships or Corporations – Attach the names and addresses of all persons or entities holding a 10% or greater interest in the Partnership/Corporation

Owner Information (If other than the applicant)

Name _____

Address _____

Phone: _____ Fax _____ Email _____

Owner's signature consenting to this application is required (Page 4)

Property Information

Block(s) _____ Lot(s) _____ Zoning District _____

Site address/location _____

(Applicant – attach a copy of the property record card for the parcel)

Is the property subject to Home Owner's Association rules or any deed restrictions?

Y _____ N _____

Have there been any previous Board of Adjustment or Planning Board hearings involving this property? Y _____ N _____

If yes, attach a copy of the decision and resolution adopted by the Board.

Was this application filed as the result of an enforcement action by the Township?

Y _____ N _____ If yes, attach a copy of the violation notice.

APPLICATION TYPE

(Check appropriate items)

1. Appeal of action by the Zoning Official (NJSA 40:55D-70.a.) _____

This is an appeal to determine if an approval or denial issued by the Zoning Official was in error under the provisions of the Land Use & Development ordinance, the Municipal Land Use Law or other statute.

2. Interpretation of the Development Ordinance or Zoning Map (NJSA 40:55D-70.b.) _____

This is a request for interpretation of the Land Use & Development Ordinance or the Zoning Map, or other special questions on which the Zoning Board is authorized to act under the MLUL.

3. Variance(s)

1. "C" Hardship variance (NJSA 40:55D-70.c.1) _____

A variance from application of the 'area and bulk' regulations of the zoning district due to: the exceptional narrowness, shallowness, shape or topographic conditions of a specific piece of property.

2. "C" Planning variance (NJSA 40:55D-70.c.2) _____

A variance from application of the 'area and bulk' regulations of the zoning district where the deviation advance the purposes of zoning and the benefits outweigh any detriment to the public good.

3. "D" Use Variance (NJSA 40:55D-70.d.1 & 2) _____

A variance to permit a use or principal structure in a zoning district restricted against such use or principal structure or for expansion of a nonconforming use.

4. "D" Non-Use Variance (NJSA 40:55D-70.d. 3, 4, 5 or 6) _____

A variance from a specification or standard pertaining to a conditional use; for an increase in a permitted floor area ratio; an increase in the permitted density; or, an increase in the height of a principal structure by 10 feet or 10% of the permitted height.

4. "Official Map" Variance (NJSA 40:55D-34) _____

Authorization for a building or structure in the bed of any street, public drainage way, flood control basin or public area reserved pursuant to NJSA 40:55D-32.

5. Variance from the requirement for a building lot to abut an improved street (NJSA 40:55D-35) _____

NOTE

Applicants for all variances shall provide testimony demonstrating that the requested relief can be granted without substantial detriment to the public good (will not cause damage to the character of the surrounding area) and will not substantially impair the master plan and zoning ordinance.

6. Describe the current condition(s) of the subject parcel (e.g. vacant, existing single family dwelling, commercial, etc.) _____

7. Identify all variances requested and all facts the applicant will rely on to support or justify each requested variance. Use additional sheets if necessary.

Variance requested from Section(s) _____

Of the Land Use & Development Ordinance which requires _____

Reasons for Relief: _____

8. The applicant shall submit the requisite number of copies of all information required on the Zoning Board Application Checklist for the application type submitted. Provide written justification (below) supporting any request for waiver from submission of a required checklist item. Use additional sheets if necessary.

APPLICANT'S PROFESSIONALS/EXPERTS

List any professional(s) and/or expert(s) who will be testifying or submitting a report on behalf of the applicant:

Name	Profession/Expertise

CERTIFICATION OF OWNER/APPLICANT

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. 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.

Signature of Applicant

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

Notary Public

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. 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.

Signature of Owner

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

Notary Public

ZONING BOARD OF ADJUSTMENT VARIANCE APPLICATION CHECKLIST

(A completed checklist must be submitted with the variance application)

Applicant Name: _____ Block _____ Lot(s) _____

INFORMATION REQUIRED	APPLICATION TYPE						COMPLIANCE (C – Complete; NC – Not Complete; W – Waiver)
	Appeal 40:55D- 70.a	Interp 40:55D- 70.b	Hardship 40:55D- 70.c(1)	Planning 40:55D- 70.c(2)	Use 40:55D- 70.d	Street 40:55D- 34 or 35	
1. Completed Zoning Board Application Form	X	X	X	X	X	X	
2. Appropriate Application/Escrow Fees	X	X	X	X	X	X	
3. Proof that all taxes and MUA fees are up to date	X	X	X	X	X	X	
4. Tax Map showing the property location	X	X	X	X	X	X	
5. Plot plan based on a recent survey of the property showing the following information:							
a. Location & dimension of the property boundaries			X	X	X	X	
b. All adjacent streets, easements & rights of way			X	X	X	X	
c. The minimum building setback lines for the zoning district			X	X	X		
d. Location & dimensions of any and all existing buildings & structures on site			X	X	X		
e. Footprint of the proposed development			X	X	X	X	
f. Setback dimensions of the proposed development			X	X	X	X	
g. Location and dimensions of any existing or proposed on-site easements			X	X	X	X	
h. Environmental features impacting the site (wetlands, wetland buffers or other environmental restrictions)			X	X	X		

INFORMATION REQUIRED (CON'T)	APPLICATION TYPE						COMPLIANCE (C – Complete; NC – Not Complete; W – Waiver)
	Appeal 40:55d- 70.a	Interp. 40:55D- 70.b	Hardship 40:55D- 70.c(1)	Planning 40:55D- 70.c(2)	Use 40:55D- 70.d	Street 40:55d- 34 or 35	
i. Existing and proposed limits of site clearing			X	X	X	X	
j. Site coverage calculations – existing and proposed building & impermeable coverage			X	X	X		
6. Additional information/documents							
a. Photographs showing existing conditions at the location of the propo development			X	X	X	X	
b. Photos of adjacent uses as seen from the location of the proposed use			X	X	X	X	
c. Plans & elevations of the proposed structure(s) or building addition(s)			X	X	X		
d. For site/lot coverage variances, a stormwater impact report prepared by a Professional Engineer			X	X			
7. Narrative identifying any of the sections above from which a waiver is being requested and an explanation why the applicant is entitled to such waiver	X	X	X	X	X	X	