

WASHINGTON TOWNSHIP
PLANNING and ZONING BOARD VARIANCE APPLICATION

VARIANCE: Use _____ ; **Hardship** _____

APPLICATION # _____ FILING DATE _____ APPLICATION COMPLETE _____

SCHEDULED HEARING DATE _____ TIME _____

BLOCK _____ LOT _____ AREA _____ Acres/Sq.Ft. ZONING DISTRICT _____

STREET ADDRESS _____

OWNER _____

MAILING ADDRESS _____

TELEPHONE _____

CONSENT TO FILING _____ DATE _____

APPLICANT _____

ADDRESS _____

TELEPHONE _____

INTEREST/INTENT IN PROPERTY FOR OWNERSHIP, DEVELOPMENT, LEASE OR SALES:

FLOOD-HAZARD ZONE _____ WETLANDS _____ FIRE-HAZARD ZONE _____

EXISTING USE _____

PROPOSED DEVELOPMENT _____

LOT # & AREAS _____

ACCESS/OFF-STREET PARKING _____ BUSINESS/SIGNS _____

ARCHITECT/ENGINEER/SURVEYOR _____

ADDRESS _____

TELEPHONE _____ FAX _____

ATTORNEY/AGENT _____

ADDRESS _____

TELEPHONE _____ FAX _____

ATTACHED DOCUMENTS (Attach List if Necessary):

APPLICANT'S SIGNATURE _____ DATE _____

APPLICATION SHALL BE MADE TO THE ADMINISTRATIVE OFFICER TWO (2) WEEKS PRIOR TO A REGULARLY SCHEDULED MEETING OF THE BOARD.

____ Application (12 copies) _____ Plot Plan (12 copies)
____ Application Fee \$ _____ Review Escrow \$ _____
____ Tax Payment Certification _____ Tax Assessor's 200-Foot List
____ Pinelands Commission Co-Filing # _____ Certificate of Filing Date _____
____ County Planning Board Co-Filing/Approval Date _____
IF APPLICABLE - PROPERTY FRONTING COUNTY HIGHWAY

Local Reviews: Solicitor _____; Engineer _____;
Construction Code Official _____; Fire Official _____

HEARING NOTICES SHALL BE GIVEN TEN (10) DAYS PRIOR TO THE MEETING DATE:

____ Public Notice Publication: - Atlantic City Press
____ Notification to Neighbor's within 200 Feet of Property
____ Pinelands Commission - FIVE (5) DAYS PRIOR TO THE MEETING
____ County Planning Board - PROPERTY FRONTING COUNTY HIGHWAY

PLANNING and ZONING BOARD APPROVAL DATE _____ RESOLUTION # _____

APPLICANT SHALL GIVE **NOTICE TO THE PINELANDS COMMISSION** WITHIN FIVE (5).

VARIANCE APPROVAL SHALL EXPIRE WITHIN NINE (9) MONTHS OF THE DATE OF THE BOARD'S APPROVAL, UNLESS CONSTRUCTION OR USE HAS BEEN COMMENCED.

INSTRUCTIONS to APPLICANT

1. Application Form, Attached Documents, Other Required Materials/Information and Fees shall be provided in complete form and in the required quantity to the Board Secretary/Administrative Officer at least 2 weeks prior to the scheduled hearing date.
Applicants are advised to obtain a determination of application completeness before giving hearing notice to the public and neighboring property owners.
2. Notice to Neighboring Property Owners within 200-Feet of the Property shall be given at least 10 (ten) days prior to the Hearing Date by Certified Mail with Return Receipt; or by Personal Service to the Neighboring Owner or by Personal Delivery to their Residential Abode,
In cases of Non-Resident Neighboring Owners, and Governmental and Business Owners, notice shall be given by Certified Mail with Return Receipt.
A List of Neighbors and Addresses shall be procured from and certified by the Tax Assessor.
Prior to the time of the hearing, Proofs of Certified Mail Service shall be provided to the Board in the form of US Postal Service certified mail/payment receipts and return-receipt cards.
3. Prior to the time of the hearing, Proofs of Publication in both official newspapers shall be provided to the Board.
4. Application Affidavits as required shall be prepared by and signed before a Notary Public by the Applicant or their Attorney or Agent with Power-of-Attorney.
5. The Plot Plan information shall include the following minimum information:
 - A. Block and Lot Numbers, and 9-1-1 Locatable Address.
 - B. Dimensions of Property and Lots.
 - C. Dimensions of Present and Proposed Structures,
 - D. Location of All Structures in relation to all other structures and property lines.
 - E. Ownership Names of adjacent neighboring properties.
 - F. If the Plot Plan is prepared by other than a Licensed Surveyor, Engineer or Architect, the applicant must submit the required Application Affidavit stating that all the information shown thereon is correct.
6. The Applicant or their Attorney must be present in person at the hearing. A Corporate Applicant must be represented by a New Jersey Attorney.

FORM of APPLICATION for VARIANCE/PERMIT

APPLICATION # _____

HEARING DATE _____

In the matter of the application of (insert full name/s of individual or corporate owners):

To the Planning and Zoning Board of the Township of Washington, Burlington County NJ:

An appeal is hereby made for a variance/permit from the terms of and sections _____
of Land Development Ordinance 1983 – 3, and such other zoning statutes and regulations as may be found to apply,
to permit the following development or use:

The Land Use Law of the State of New Jersey requires that conditions set forth in one or more of the following sections b, c or d of R,S. 40: 55D-7-d MUST be established before a variance or permit CAN BE GRANTED.

(b) Hear and decide requests for interpretations of the Zoning Map for decisions upon other special questions upon which the Board is authorized by ordinance to pass.

(c) Where by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reasons of other extraordinary or exceptional situations or condition of such piece of property, the strict application of any regulation enacted under the act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the owner of such property, a variance from such strict application so as to relieve such difficulties or hardship; provided, however, that no variance shall be granted under this paragraph to allow a structure or use to a zoning district restricted against such structures or use; and to a zoning district restricted against such structures or use; and provided further that the proposed development does not require approval by the Planning Board of a subdivision, site plan or conditional use.

(d) Grant a variance to allow a structure or use in a zoning district restricted against such structure or uses in particular a case and for a special reason.

No relief may be granted or action taken under the terms of this section unless such relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the master plan and zoning ordinance.

ANSWERS to THESE SECTIONS MUST BE COMPLETED in FULL.

Explain in detail wherein the applicant's case conforms to the following requirements.

1. THAT THE STRICT APPLICATION of the PROVISIONS of the LAND DEVELOPMENT and ZONING ORDINANCE WOULD RESULT IN PRACTICAL DIFFICULTIES or UNNECESSARY HARDSHIPS INCONSISTENT with its GENERAL PURPOSE and INTENT.

2. THAT THERE ARE EXCEPTIONAL CIRCUMSTANCES or CONDITIONS APPLICABLE to the PROPERTY INVOLVED or to the INTENDED USE or DEVELOPMENT of the PROPERTY THAT DO NOT APPLY GENERALLY to OTHER PROPERTY IN THE SAME ZONE or NEIGHBORHOOD.

3. THAT THE GRANTING of a VARIANCE or PERMIT WILL NOT BE MATERIALLY DETRIMENTAL to the PUBLIC WELFARE or INJURIOUS to the PROPERTY or INJURIOUS to the PROPERTY or IMPROVEMENTS IN SUCH ZONE OR NEIGHBORHOOD IN WHICH THE PROPERTY IS LOCATED.

4. IF THE APPLICATION IS SUBMITTED PURSUANT TO R.S. 40: 55D – 7 – d, SPECIFY and ENUMERATE "SPECIAL REASONS" for GRANTING the REQUESTED ACTION.

DESCRIPTION of PROPOSED STRUCTURE or USE

AFFECTED PROPERTY ADDRESS and/or KNOWN AS:

APPLICANT NAME _____

ADDRESS _____

OWNER NAME _____

ADDRESS _____

LEASSEE NAME _____

ADDRESS _____

ZONING DISTRICT(s) _____ BLOCK _____ LOT(s) _____

PROPERTY AREA _____ Acres/Sq.Ft.

BUILDING SIZE (Street Level) _____ Sq. Ft. HEIGHT _____ Stories _____ Height (Feet)

STRUCTURE FOOTPRINT: WIDTH _____ Ft; DEPTH _____ Ft.

LOT COVERAGE by ALL STRUCTURES _____ %; by ALL IMPROVEMENTS _____ %

SETBACK DISTANCES (Ft.): Front _____; Rear _____; Right Side _____; Left Side _____

HAS THERE BEEN ANY PREVIOUS APPEAL INVOLVING THIS PROPERTY: Yes / No

IF YES, INDICATE THE CHARACTER OF THE APPEAL, ITS DEPOSITION AND DATE:

NAME

SIGNATURE

DATE

AFFIDAVIT of PLOT PLAN and DESCRIPTION

WASHINGTON TOWNSHIP PLANNING and ZONING BOARD

STATE of NEW JERSEY:

COUNTY of _____:

_____ (Name), of full age, being duly sworn according to law, upon his oath deposes and says:

- (1) THAT THE PLOT PLAN INFORMATION SHOWN THEREON IS CORRECT, and
- (2) THAT THE DESCRIPTION OF PROPOSED STRUCTURE OR USE IS CORRECT.

Signature

SWORN and SUBSCRIBED TO
BEFORE ME THIS DATE _____

(Notary)

NOTICE of PUBLIC HEARING to NEIGHBORS

TO: _____

OWNER of PROPERTY: _____

PLEASE TAKE NOTICE:

THAT THE UNDERSIGNED has Appealed to the Planning and Zoning Board of the Township of Washington, Burlington County, New Jersey, for a Variance from the terms of Chapters and Sections _____ of the Land Development Ordinance 1983-3 and such other zoning statutes and regulations as may be found to apply, to permit the following development or use:

at the following Property Address _____

on Tax Block/Lot(s) _____

which Property is within 200 (two-hundred) Feet of Property Owned by You.

This appeal is now on the Board's calendar and agenda, and a Public Hearing has been scheduled for the Date of

_____ at 7:30 PM on Wednesday at the Municipal Building, 2436 Route 563, Green Bank NJ;

at Which Time You May Appear Either in Person, or by Agent or by Attorney, and Present Any Objections Which You May Have to the Granting of This Appeal.

A copy of the Application may be inspected at the Office of the Municipal Clerk in the Municipal Building, or by Scheduling an Appointment with the Board Secretary.

This Notice is Sent to You by the Applicant by Order of the Planning and Zoning Board.

Applicant _____ (Name) _____ (Date)

AFFIDAVIT of SERVICE to NEIGHBORS

WASHINGTON TOWNSHIP PLANNING and ZONING BOARD

NEIGHBORING OWNER: Certified Mail with Return Receipt; or by Personal Service to the Neighboring Owner or by Personal Delivery to their Residential Abode,
NON-RESIDENT NEIGHBORING OWNER, and GOVERNMENTAL and BUSINESS OWNERS:
Certified Mail with Return Receipt.

APPLICATION # _____

HEARING DATE _____

PROOF OF SERVICE OF NOTICES UPON NEIGHBORS MUST BE FILED AND VERIFIED WITH THE BOARD PRIOR TO THE TIME OF THE HEARING.

STATE of NEW JERSEY:

COUNTY of _____:

_____ (Name), of full age, being duly sworn according to law, upon his oath deposes and says:

That he Resides at _____ in the Municipality of _____

County of _____ and State of _____.

That _____ (Name of Applicant) is the Appellant in a Proceeding before the Planning and Zoning Board, Township of Washington, Burlington County, New Jersey; being an Appeal under the Land Development and Zoning Ordinance, and which relates to the property at:

Address _____ and Block/Lot(s) _____

That on the Date of _____ He Gave Written Notice of the Hearing on This Appeal to Each and All of the Owners of Property Affected by Such Appeal, in the Form Required by the Board and Captioned "NOTICE of PUBLIC HEARING to NEIGHBORS", and According to the Attached List Captioned "PERSONS SERVED and MANNER", and in the Manner Indicated Thereon.

Signature

SWORN and SUBSCRIBED TO
BEFORE ME THIS DATE _____

(Notary)

AFFIDAVIT of APPLICANT

WASHINGTON TOWNSHIP PLANNING and ZONING BOARD

STATE of NEW JERSEY:

COUNTY of _____:

_____ (Name), of full age, being duly sworn according to law, upon his oath deposes and says:

THAT ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS AND MATERIALS SUBMITTED HEREWITH ARE TRUE.

Signature

SWORN and SUBSCRIBED TO
BEFORE ME THIS DATE _____

(Notary)

AFFIDAVIT of OWNERSHIP

WASHINGTON TOWNSHIP PLANNING and ZONING BOARD

STATE of NEW JERSEY:

COUNTY of _____:

_____ (Name), of full age, being duly sworn according to law, upon his oath deposes and says:

THAT THE DEPONENT RESIDES AT _____

IN THE MUNICIPALITY OF _____ IN THE COUNTY OF _____

AND STATE OF _____.

THAT HE IS THE OWNER IN FEE OF ALL THAT CERTAIN PROPERTY, LOT, PIECE OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE TOWNSHIP OF WASHINGTON AND KNOWN AND DESIGNATED AS:

ADDRESS _____ BLOCK/LOT(S) _____.

Signature of Owner

SWORN and SUBSCRIBED TO
BEFORE ME THIS DATE _____

(Notary)