Date Received:	
Date Neceiveu.	

WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT APPLICATION FOR VARIANCE, APPEAL OR INTERPRETATION

Name of Applicant:	Phone #:
Address:	
	Phone #:
Address:	
Attorney's Name:	Phone #:
Firm & Address:	
Name & Address of person preparing plans	:Phone#: (Profession)
Name:	
Address:	
Name and Address of Intended witness: (Li	ist additional names on rider)
	Phone #:
	Phone #:
Location of Property:	
(Tax Map Block) (Lot)	(Zone) (Total Area of Acreage)
Total Square Footage of Building:	Total Square Footage of Lot:
Number of Stories:	
separate rider, you factual basis and legal t	indard exceptions or waivers required: and attach as a heory for the relief sought. If an appeal or interpretation is why the relief you are seeking should be granted.

Deed restriction that apply or are contemplated (If no restrictions, circle "NONE", if "YES") Attach copy.
Change in Occupancy, Utilizing Existing Facilities
Addition(s) or Expansions of Existing Facilities
All New Construction
Site Work Only
Present or Previous Use:
Proposed Use:
Briefly describe and prior or presently pending proceedings before the Warren Township Zoning/Planning Board or any other Federal, State or Local Board or Agency involving the property which is subject to this application.
If applicable, attach completed application forms for subdivision or site plan approval.
Consent of Owner(s) if other than applicant
I (we) the undersigned being the owners of the lot or tract described in the forgoing application hereby consent to the making of this application and the approval of the plans submitted herewith.
Date:
(Title or office if corporation or partnership)
Do not write below this line-for official use only
Class of Approval Requested (a) Appeal
(b) Interpretation
© Bulk Variance
(d) Use Variance

WARREN TOWNSHIP BOARD OF ADJUSTMENT TECHNICAL CHECKLIST – VARIANCE APPLICATION

Applicant's Name and Address:						
Telephone #:			Case #:			
Location:	(Block)	(Lot)	(Street Address)			

Submitted plans must be deemed complete in accordance with this checklist prior to scheduling a hearing before the Board of Adjustment. Plat plans will be determined either complete or not complete within 45 days of date of submitted to the "Warren Township Board of Adjustment Clerk".

APPLICANTS SHALL CHECK OFF ALL ITEMS AS SUBMITTED, NOT APPLICABLE, OR WAIVER REQUESTED.

PLEAE NOTE: Any request for waiver must accompany this application as a separate rider, denoting reasons why the waiver should be granted. The Board of Adjustment will review your request and notify you whether or not the waiver has been granted.

DIAT DETAILS	CURNALTTER	NOT	14/A I) /FD	FOR BOARD OF
PLAT DETAILS	SUBMITTED	NOT	WAIVER	FOR BOARD OF
		APPLICABLE	REQUESTED	ADJUSTMENT USE
 2 copies of completed application and 				
checklist.				
2. Application fee in accordance with				
Warren Township Ordinance:				
15-5.2 Fees Board of Adjustment				
(A) Appeal field pursuant to				
N.J.S.A. 40:55D-70 (a):				
1. Residential\$150.00				
2. Other\$300.00				
(b) Appeals filed pursuant to				
N.J.S.A. 40:55D-70 (b):				
1. Residential\$150.00				
2. Other\$300.00				
(c) Appeals filed pursuant to				
N.J.S.A. 40:55D-70 (c):				
1. Residential\$200.00				
2. Other\$300.00				
(d) Appeals filed pursuant to				
N.J.S.A. 40:55D-70(d):				
1. New Use or structure:				
a) Residential-\$200.00 for the first				
dwelling unit, then add \$25.00 for each				
additional unit\$200.00				
(b) Non Residential\$300.00				
e) Appeals filed pursuant to				
N.J.S.A. 40:55D-34\$150.00				
f) Appeals filed pursuant to				
<u>N.J.S.A. 40:55D-36</u> \$150.00				

PLAT DETAILS	SUBMITTED	NOT	WAIVER	FOR BOARD OF
		APPLICABLE	REQUESTED	ADJUSTMENT USE
1. Escrow fee in accordance with Warren				
Township Ordinance 15-5 Escrow funds				
required:				
A) Appeals filed pursuant to				
N.J.S.A. 40:55D-70 (a)				
1. Residential\$1,000.00				
2. Other\$2,000.00				
b) Appeals filed pursuant to				
N.J.S.A. 40:55D-70(b)				
1. Residential\$2,000.00				
2. Other\$5,000.00				
c) Appeals filed pursuant to				
N.J.S.A. 40:55D (c):				
1. Residential**				
**Residential variances which concern				
subdivisions, site plans, isolated lots and lots				
not fronting on improved roads (all other				
residential variances shall have no escrow				
requirements)\$2,000.00				
Other\$5,000.00				
(d) Appeals filed pursuant to				
N.J.S.A. 40:55D(d):				
1. New use structure:				
i. Residential\$4,000.00				
ii. Nonresidential-see escrow required				
under subsection 15-5.3a.3 \$5,000.00				
2. Extension, alteration or repair of existing				
use or structure:				
3. i. Residential\$2,500.00				
ii. Nonresidential-see escrow required				
under Subjection 15-5.3a.3				
e) Appeals filed pursuant to				
N.J.S.A. 40:55D-34\$4,000.00				
N.J.S.A. 40:55D-36\$4,000.00				
4. Signed Developer's Escrow Agreement				
5. Owner's Letter of consent if applicant is				
other than owner				
6. Certification by tax collector that all taxes				
have been paid through the current quarter				
7. Certification of Township Engineering				
Department of compliance with Watercourse				
Protection & Flood Hazard regulation (Section 15-				
10) or, in the alternative, certification by the				
Warren Township Engineering Department that				
the structure is not located in the Watercourse				
protection area. If the structure is located in the				
Watercourse protection area, site plan approval				
is required.				
8. 14 Folded blue on white prints in				
accordance with the following:				
9. Name and address of owner and				
applicant shown on plans				
10. Name and address of person preparing				
plans, including signature, date, seal and				
license number shown on plans				
	i			

PLAT DETAILS	SUBMITTED	NOT APPLICABLE	WAIVER REQUESTED	FOR BOARD OF ADJUSTMENT USE
11. North arrow				
12. Names of adjoining property owners				
within 200 feet with respective block and lot				
numbers				
13. Designation of Zoning District				
14. Tax Map identification (sheet number,				
block and lot numbers) shown on the plans				
15. All existing and proposed streets shown				
on plans				
16. Location and width of all existing and				
proposed easements				
17. Proper scale (1"=40' minimum) labeled				
on plat (1 inch = 40 feet)				
18. Entire tract on one sheet at scale not				
more than 1" = 100' (1 inch equals 100 feet)				
19. Date and revision dates on each sheet.				
(Overall plan revision dates to be shown on				
cover sheet)				
20. All proposed plot lines, as well as any lot				
lines to be eliminated, must be clearly				
indicated on plans				
21. Location of all existing buildings and structures				
22. Height and size of existing buildings and				
structures				
23. Percent (%) coverage for:				
a. lot coverage of building				
b. Lot coverage of all buildings, decks, and				
pavements				
c. Floor area ratio				
24. Indicate on plans those structures to be				
removed				
25. Designate and note any existing				
structure, which are on the Historic				
Landmarks' inventory (Maintained by				
Somerset County)				
26. Show location and size (square footage)				
of existing and proposed driveways				
27. Area in square feet of all existing and				
proposed lots				
28. Dimensions are (in square feet) and				
height of proposed buildings, additions or				
structures				
29. Mark front yard, side yard and rear yard				
setbacks lines on plan				
30. Show location of septic fields if				
applicable				
31. Show location of well and indicate if it is				
the sole source of drinking water if				
applicable				

PLAT DETAILS	SUBMITTED	NOT	WAIVER	FOR BOARD OF
		APPLICABLE	REQUESTED	ADJUSTMENT USE
32. Applicant will provide a disk in Autocad				
format, acceptable to the Township				
Engineer, at the time maps are submitted				
for signature by the Board, with all				
information necessary to update Township				
Tax Maps as a result of any development				
approval finally granted. In accordance with				
Ordinance No. 03-05 Section 15-6 (Checking				
the "submitted" column signifies applicant				
agrees.)				
33. Recycling Plan pursuant to the provisions				
of subsection 11-1.16.				
34. For Telecommunications Facilities a				
Structural Integrity Report must be				
submitted by a qualified expert certifying				
that the tower & equipment comply with				
BOCA requirements in accordance with				
Ordinance 2000-18 Section 16-5.31(g)3				
35. APPLICATION FEES				
(j) Wireless Telecommunications Facilities				
(1) if no new tower is proposed \$2,500				
(2) if a new tower is proposed \$4,000				
36. ESCROW FEES				
(g) Wireless Telecommunications Facilities				
(1) if no new tower is proposed \$ 5,000				
(2) id a new tower is proposed \$10,000				

The Board of Adjustment may require submissions of additional information not specified in this checklist as are reasonably necessary to make an informed decision as to whether the requirements necessary for approval of the application shall not be deemed incomplete for lack of any such additional information or for any revisions in the accompanying documents so required (Municipal Use Law Chapter 291C. 40:55D-10.3) (Ord. No. 92-33).

DEVELOPERS ESCROW AGREEMENT

The undersigned applicant hereby agrees that if the Escrow amount submitted with this application is not sufficient to cover professional charges and/or fees, he/she will provide additional funds as deemed necessary by the Escrow Official in accordance with Section 17-4.4 "Fees" of the Revised General Ordinances of the Township of Warren.

In the event it is determined that additional funds are required, the Board Secretary or Escrow Official shall notify the applicant. The applicant agrees to pay the additional fees (14) fourteen days of said notice.

Applicant further agrees and acknowledges that if the aforesaid "additional fees" are not paid within the time specified, all processing of the applicant's application will be terminated until the payment is made in full. In any event, no Certificate of Occupancy will be issued by the Construction Code Official until such time that the applicant has posted all outstanding balances to cover all escrow charges with the escrow official.

The Township agrees that in the event that amounts deposited in said escrow account shall be in excess of the amount required for professional review and charges, the excess funds plus any accrued interest due to applicant in accordance with the law (MLUL 40:55D-53.1); shall be returned to the applicant within 90 days of the signing of the plans by the Chairman and Secretary of the Board, providing the applicant has submitted a written request for this release.

If, however; no request for release is received the monies shall remain in the individual escrow account until issuance of Certificate of Occupancy, at which time the unused monies shall be automatically released.

I, the applicant, have carefully read and understand the above Developers Escrow Agreement and
hereby agree to abide by the conditions set forth above. I further understand that should I not
abide by these conditions summary collection proceedings may be initiated by the Township.

Date:	Applicant's Signature:	
	Applicant's Tax ID #:	

WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT

PUBLIC HEARING PROCEDURES

As required by law, the Board of Adjustment must follow certain procedures during its hearings. The following outlines those procedures.

A printed agenda, a copy of which is available on the witness table in front of the room, lists the cases scheduled for the meetings.

Not all cases on an agenda are necessarily completed during a given meeting. If a case has not been completed by 11p.m., the Chairman will announce a date at which the hearing will be continued. This date should be noted carefully. Notices in writing for the cases to be continued will normally not be repeated. To confirm a re-scheduling, an interested person may call the Board of Adjustment at extension #243 between 8:30 a.m. and 4 p.m.

PROCEDURES

A Board of Adjustment hearing is similar at a Court proceeding. The Chairman conducts the proceeding. The Board renders a determination. To support merits of his case, the applicant may provide the testimony of expert witnesses. The Board Members, its Professionals (Board Attorney, Planning/Zoning Officer and Engineer) as well as the public have the right to cross-examine these experts and other witnesses.

Once a case is announced by the Chairman, the applicant, sometimes represented by an Attorney, will come forward. Those involved in the application are introduced. The nature of the proposal is explained and witnesses are called.

During the latter part of the hearing, members of the public will be given the opportunity to comment on the application as well as present their own expert witnesses. The applicant has the right to cross-examine those who make statements or testify; therefore, those statements should be supportable by facts. Hearsay evidence and petitions are not admissible. A petition is not permitted, since all the signers may not be present to be sworn in and cross-examined.

A verbatim record of the proceedings is kept by tape recorder and by court reporter. The Chairman determines when the public may speak. The public should wait to be called upon.

PUBLIC QUESTIONS

Those with QUESTIONS ONLY should raise their hands. When acknowledged by the Chairman, he/she should approach the podium, state their name & address and direct the question to the person from whom a response is requested. Responders will testify only in their area of expertise. Once the questioning by the public is finished, the Chairman will temporarily close the hearing to the public. This procedure will follow the testimony of each expert. After all witnesses have been presented and testimony completed, the Board and its Professionals will ask any final questions.

PUBLIC COMMENTS

The Chairman will open the meeting for STATEMENTS. At this time, the public has the opportunity to make a comment on the proposal or to offer testimony. Those requesting to be heard are considered as witnesses. When called upon, he/she must approach the podium and be sworn in by the court reporter. The speaker must announce full name (including spelling of it) as well as address. The remarks may be directed to a specific person or to the Board.

The Chairman has the right to close the public portion of the hearing and/or to exclude irrelevant, immaterial or unduly repetitious evidence. Also, the Chairman may limit the time or number of questions a citizen may ask, in order to give adequate time to others.

After a case has been heard and decided, whether approved or denied, the Board must adopt a Resolution memorializing the decision.

ABOUT THE BOARD

The Warren Township Committee appoints the members of the Board of Adjustment. The Board was created by a statue known as the Municipal Land Use Law and by Township Ordinance. The Board is considered quasi-judicial. No members of the Board may be an elected official. The Board consists of seven regular members as well as two alternate members. A maximum of seven members may vote on any application.

Each January, the Board holds a re-organizational meeting during the first ten days of the month. New members, who have not been sworn in previously, would be sworn in at that time. A Chairman, Vice Chairman and Secretary are elected. The Board Clerk, the Attorney and Planner are appointed to assist the Board. The Board establishes meeting dates for the year and adopts the Rules of Order. The Chairman appoints a Committee Chairman and two members to a Site Plan and Sub-Division Review Committee.

If you have any questions, you should call Maryellen Vautin, Board Clerk, at (908) 753-8000 ext. 243 at the Municipal Building during business hours – 8:00 a.m. and 4:00 p.m.

HOW TO PREPARE AN APPEAL TO THE WARREN TOWNSHIP BOARD OF ADJUSTMENT

- 1. Obtain packet containing Variance Application and Checklist from Clerk to the Board of Adjustment. (Phone Number: 908-753-8000 ext. 243)
- 2. Obtain Certified Property List from Engineering office \$10.00
- 3. Submit the following to the Clerk of the Board of Adjustment:
 - a. Completed Application with Checklist noting submitted documents & material, in triplicate
 - b. Completed Certifications from the Tax Collector & Engineering Department
 - c. Fourteen (14) copies of an accurately drawn plot plan in accordance with the Checklist requirements. If applicable, provide the required number of any documents accompanying the application
 - d. Fourteen (14) copies for Site Plan Approval of an accurately drawn site plan & pertinent documents in accordance with the checklist requirements for submission to the T.C.C.
 - e. Check made payable to "WARREN TOWNSHIP" for required application fee indicated in the Checklist
 - f. Submit a separate check for required escrow made payable to: WARREN TOWNSHIP" for the amount indicated in Checklist
- 4. BEFORE SERVING ANY NOTICES, OBTAIN DATE OF PUBLIC HEARING FROM CLERK, WHO WILL REVIEW YOUR APPLICATION FOR COMPLETENESS. THE BOARD ATTORNEY WILL REVIEW YOUR SAMPLE NOTICES PRIOR TO PUBLICATION & SERVICE
- 5. At least ten (10) days prior to the date of Public Hearing, you will be required to place a Notice of Public Hearing of your case in: THE COURIER NEWS", the official newspaper of the Municipality.
- 6. At least ten (10) days prior to the date of Public Hearing, you will be required to notice the Property Owners on the Certified List you obtained from Engineering via certified mail or personal service
- 7. At least five (5) days prior to the date of Public Hearing, submit the following to the Clerk:
 - a. Property Owners list completed as to date & manner of service
 - b. Sample copy of Notice of Public Hearing as served on property owners
 - c. Proof of publication of Notice of Public Hearing as published in the Courier News
 - d. Notarized Affidavit of Service of Notice
- 8. At the time of the hearing, applicant must appear in person or be represented by an Attorney. Corporations & Partnerships MUST be represented by an Attorney.

NOTE: The Board of Adjustment meets on either the first or third Monday of each month at 7:00 p.m., unless otherwise indicated. The Schedule of Public Meeting Dates are posted on the Municipal Bulletin Board.

INSTRUCTIONS...COMPLETE THE FOLLOWING "NOTICE OF PUBLIC HEARING"

SEND TO: All property owners within the 200 ft. property search list & "THE COURIER NEWS LEGAL AD DEPARTMENT" AT: cnlegals@gannett.com AT LEAST 17 DAYS PRIOR TO THE HEARING TO ENSURE PUBLICATION AT LEAST 10 DAYS PRIOR TO THAT DATE.

THE CLERK TO THE BOARD OF ADJUSTMENT WILL ADVISE YOU OF THE DATE OF THE HEARING.

NOTICE OF PUBLIC HEARING

Please take notice that on Municipal Court, 44 Mou will hold a public hearing parties will be given an op	ntain Blvd., Warr on the following a	en, NJ, the Warren application, at which	Township Board o	f Adjustment
CASE NO.	BLOCK	LC	T	_
Location of the property	is	\	Warren, NJ	
Application for a variance	has been made to	permit:		
This would involve the fo	llowing violations:			
The property is owned by	7:			
The maps and document in the office of the Clerk Clerk's regular business h	to the Board of A	3		•
Date:				

IN ACCORDANCE WITH THE ATTACHED CHECK LIST, IF YOUR PROPERTY IS CONNECTED TO THE TOWNSHIP SEWER LINE OR WILL BE SERVED BY A SEWER CONNECTION IF APPROVAL IS GRANTED, KINDLY BRING THE FOLLOWING FORM TO <u>THE SEWER AUTHORITY OFFICE</u> FOR COMPLETION. YOU WILL THEN BE REQUIRED TO RETURN THIS FORM TO THE BOARD OF ADJUSTMENT WITH YOUR APPLICATION DOCUMENTS.

MEMO TO: WARR		WARREN TOWNSHIP SEWER AUTHORITY		
FROM: WARREN TOWN		WARREN TOWNSHIP BOARD OF ADJUSTMENT		
RE:	APPLICAN	NT		
	OWNER (OF OTHER THAN APPLICANT		
	BLOCK	LOT		
	ADDRESS			
		OF APPLICATION		
willing the V	g to give "Cert ariance Check	ppreciate your review of the enclosed documents and advising us if you are iffication of the Warren Township Sewer Authority" as required by item #7 in a list. with the following information regarding the above property.		
()	Applicant n issued.	nust obtain approval from the Sewerage Authority prior to Certification being		
()	Applicant has received Sewer approval-documents attached.			
()	All user and connection fees have been paid to date.			
()	The following are delinquent and past due:			
()	Additional of	comments:		
Date:				
		Sewer Authority		

IN ACCORDANCE WITH THE ATTACHED CHECK LIST, KINDLY BRING THE FOLLOWING FORM TO *THE TAX COLLECTOR'S OFFICE* FOR COMPLETION. YOU WILL THEN BE REQUIRED TO RETURN THE FORM TO THE BOARD OF ADJUSTMENT OFFICE WITH YOUR APPLICATION DOCUMENTS.

МЕМО ТО	WARREN TOWNSHIP TAX COLLECTOR
FROM:	APPLICANT
RE:	BLOCK LOT
	ADDRESS
Please furnis	h me with the following information regarding the above property:
()	All taxes due have been paid.
()	The following are delinquent and past due.
Date:	
	Tax Collector's Office

IN ACCORDANCE WITH CHECKLIST REQUIREMENTS, KINDLY SUBMIT A COPY OF YOUR SURVEY OR SITE PLAN AND THE FOLLOWING FORM TO THE ENGINEERING DEPARTMENT FOR COMPLETION. YOU WILL BE REQUIRED TO RETURN THE FORM TO THE BOARD OF ADJUSTMENT OFFICE WITH YOUR APPLICATION DOCUMENTS.

WARREN TOWNSHIP ENGINEERING DEPARTMENT CERTIFICATION

APPLICANT: _	
BLOCK:	LOT:
ADDRESS:	
	CE WITH THE WATERCOURSE PROTECTION AND FLOOD JLATION (SECTION 15-10), THE ENGINEERING DEPARTMENT
	HE SUBJECT FILE CERTIFIES THE FOLLOWING:
1	PROPOSED STRUCTURE IS NOT LOCATED IN THE
	WATERCOURSE PROTECTION AREA.
2	STRUCTURE IS LOCATED IN THE WATERCOURSE
	PROTECTION AREA AND REQUIRES SITE PLAN APPROVAL.
DATE	WARREN TOWNSHIP ENGINEERING DEPARTMENT

Township of Warren Board of Health

Somerset County

46 Mountain Boulevard, Warren, New Jersey 07059-5695 908-753-8000 Extension 239 – (Fax) 908-757-9173

APPLICANTS TO BOARD OF ADJUSTMENT HEALTH DEPARTMENT CERTIFICATION

		Review Date: By:	
		for Kevin G. Sumner, F	Health Officer
Block:	:Lot(s)	Date:	
Kindly	y submit copy of Survey or Plot Plan – So	ee guidance document attached.	
Owner	r:		
	Address	Phone Number (Day)	Phone Number (Eve.)
Applic	cant (if different):		· · ·
	Address	Phone Number (Day)	Phone Number (Eve).
Addres	ess of Site:		
(Owne 1. 2. 3. 4.	Water Supply Public If well, indicate location on Plot Plan. Excrement & laundry waste disposal: If septic, indicate location on Plot Plan. Underground storage tanks on site: If "yes", indicate on Plot Plan the location Number of bedrooms in house: A. Before changes: B. After changes:	WellSeptic SystemYesn of heating oil and any other under	No
5. I attesi	Proposed changes:		ccurate.
		Owner	Date
		Applicant (if differ	rent) Date

WARREN TOWNSHIP HEALTH DEPARTMENT BUILDING ADDITION/BOARD OF ADJUSTMENT CHECKLIST

1.	Provide a survey/map of property showing:
	a. Street location
	b. Property lines
	c. House location
	d. Driveways
	 e. Septic location (septic tank, field location, clean-outs, etc.) – present or past f. Decks or patios
	g. Pools
	h. Garages
	i. Fences
	j. Walls
	k. Sewer line location
	l. Gas line location
	m. Main line location
	n. Well or wells (present or past)
	o. Underground storage tanks (fuel oil, gasoline) – past of present
	p. Easements
2.	Provide record of septic tank pumping.
3.	Provide information showing that septic has been properly abandoned (including location).
_ 4.	Provide information showing that portable/irrigation well has been abandoned (including location).
_ 5.	Provide information on abandonment of underground storage tank (including location).
6.	Number of bedrooms before addition Number of bedrooms after addition
7.	Provide well water analysis results.
8.	Complete "Septic System Certification"
9.	Structures have been demolished.
10.	Other Conditions:
is checkli	st is provided as an aide completing the application. Further information may be required following review.

17 | Page

Board of Adjustment Certification Page Two

Board of Adjustment Certification/Forms Revised (Rev. 8/05)

6	The changes proposed do not meet minimum specification distances.
7	The application does not meet the standards of the NJAC 7:9A in that:
8	The Board of Health records indicate the following problems with the existing subsurface sewage disposal system or well:
9.	The proposed addition/alteration can be expected to increase the volume of discharge the subsurface sewage disposal system (NJAC 7:9A-3.3(b) as defined by statute.
10.	As required by NJAC 7:9A for approval of the proposal the subsurface sewage disposal system must be expanded to conform to code.
11	Comments:
	for Kevin G. Sumner, Health Officer
	Date:
Attachment:	Guidance document

Board of Health Department review of the subject file reveals the following conditions on the

PLEASE PRINT OUT THE <u>W-9 FORM</u> FROM THE ATTACHED LINK RETURN COMPLETED FORM TO THE BOARD OF ADJUSTMENT OFFICE WITH YOUR APPLICATION DOCUMENTS.

 $\underline{https://www.irs.gov/pub/irs-pdf/fw9.pdf}$