

Tele. No. _____

BOROUGH OF ORADELL

ZONING BOARD OF ADJUSTMENT

Calendar # _____

Hearing Date: _____

NOTICE: This application must be typewritten or neatly hand printed, filed within 20 days of the order from which the appeal is taken, accompanied by the required data, together with the required fee (in accordance with fee ordinance for each subsection of the N.J.S.A. under which application is made). Please read all the instruction before filing.

APPLICATION FOR A VARIANCE FROM THE TERMS OF THE ZONING ORDINANCE OF THE BOROUGH OF ORADELL.

To the Zoning Board of Adjustment:

An appeal is hereby made for a variance from the terms of Articles and Sections of the Zoning Ordinance of the Borough of Oradell to permit:

This appeal is based on the order issued by the Construction Official dated _____

and reading as follows: _____

Note: The law required that the conditions set forth in the following three conditions MUST be complete and full. (Please explain in detail on separate sheet wherein your case conforms to the following requirements required by law):

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships related to the land 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 will not be materially detrimental to the public welfare or injurious to the property in such zone or neighborhood in which property is located.

Note: The Zoning Board of Adjustment is required to make a written finding of facts from the evidence Applicant presents, that the three above enumerated conditions exist, and in addition that the granting of such variance will not be contrary to the objectives of the Zone Plan and the Zoning ordinance.

DESCRIPTION OF PROPOSED STRUCTURE OR USE:

Premises affected are known as Block and Lot No.: _____ on the Tax Map.

Applicant: _____ Tele. No. _____

Owner: _____ Address: _____

Lessee: _____ Address: _____

Relationship of Applicant to Owner: _____

- (circle one):
- | | | | |
|---------------------------------|-----|------------------|------------------------|
| R-1 | R-2 | R-3 | R-4 |
| R-5 (Two-Family) | | B-1 | B-2 (Limited Business) |
| B-3 (Special Business | | C-1 (Commercial) | |
| C-R (Conservation & Recreation) | | | |

Size of Lot in Square Feet: _____

Size of Building at Street Level: Frontage in linear feet: _____

Depth in linear feet: _____

Percentage of lot occupied by buildings: _____ %

Height of building: In stories: _____ ; In feet: _____

Set-back from front property line (in feet): _____

Set-back from side - if corner lot (in feet): _____

"Prevailing set-back" of adjoining buildings (in feet): _____

Has there been any previous appeal involving these premises? _____

If so, state character of appeal and date of disposition: _____

NOTE: PLEASE BE AWARE THAT ANY CONSTRUCTION INVOLVING THE MOVING OF 100 CUBIC YARDS OR MORE OF SOIL WILL REQUIRE A SOIL MOVING APPLICATION TO THE ORADELL PLANNING BOARD. THIS WILL REQUIRE A FULL SITE PLAN DRAWN BY AN ARCHITECT OR ENGINEER AND FEES TOTALING A MINIMUM OF \$1,850.

ATTACHED HERETO AND MADE A PART OF THIS APPLICATION, I SUBMIT THE FOLLOWING:

(NOTE: All these papers must be submitted with the application).

- The original building application, signed by the building official and/or a true copy of the letter of denial issued by the building official and signed by him, together with plans of the proposed building.
- Seventeen (17) copies of a certified survey of the property. If a present building exists, the survey shall be a certified "location survey" and clearly indicate such building thereon with all front, side and rear yard dimensions, together with "prevailing setback".
- The proposed construction shall be outlined on the survey, drawn to scale indicating the measurements of the proposed addition.
- Seventeen (17) copies of a plot plan, (if a new structure only, not for alterations or additions), clearly indicating such building thereon with all front, side and rear yard dimensions, together with "prevailing setback" dimensions. The plot plan shall show block and lot numbers, dimensions of the lots, dimensions of present and proposed structures, location of all structures and distances between the various structures and property lines. All properties within 200 feet of the subject property shall be identified, and approximate location of structures on such properties, together with the names of the owners of said properties.
- Notarized "Affidavit of Applicant".
- Notarized "Affidavit of Ownership".
- Notarized "Authorization - Contract Ownership", where the applicant is not the owner.
- Copy of "Notice to Property Owners", Form #2.
- Notarized "Affidavit of Service". Form, #3.
- Copy of "List of Property Owners", Form #4.
- A complete checklist for a complete site plan (when applicable).

AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY)
) SS:
COUNTY OF BERGEN)

_____ of full age, being duly sworn according to law, on oath, deposes and says that all of the above statements, and the statements contained in the papers submitted herewith are true.

Applicant Signature

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

Notary Public of New Jersey

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY)
) SS:
COUNTY OF BERGEN)

_____ of full age, being duly sworn according to law on oath, deposes and says that the deponent resides at,

_____, in the County of _____

and State of _____, and that

_____ is the true owner, in fee, of all that certain lot, piece or parcel of land situated, lying and being in the municipality of Oradell aforesaid, and known and designated as Block _____ and Lot _____.

Applicant Signature

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

Notary Public of New Jersey

AUTHORIZATION

(If anyone other than the owner is making this application, the following authorization must be executed):

To the Zoning Board of Adjustment:

_____ is hereby authorized to make the
aforementioned application on my behalf.

Owner Signature

Date

Sworn to and subscribed before me

This _____ day of _____, _____.

Notary Public of New Jersey

BOROUGH OF ORADELL
ZONING BOARD OF ADJUSTMENT
NOTICE OF HEARING ON APPEAL

TO:

Please Take Notice:

That the undersigned has filed an appeal with the Zoning Board of Adjustment of the Borough of Oradell for a variance from the requirement of the Zoning Ordinance so as to permit:

and any other variances which may arise for the premises (address):

which is within 200 feet of property owned by you.

This appeal is Calendar # _____, on the Clerk's Calendar, and a public hearing has been set for _____ 20_____, at 7:30 p.m. in the Borough Hall, Oradell, New Jersey, and when the case is called you may appear either in person or by agent or attorney, and present any objections which you may have to the granting of the relief sought in the appeal, or any relevant comments concerning the appeal. Plans will be on file in the Construction Official's office, Town hall, 355 Kinderkamack Road, Oradell, from 10:00 a.m. to 3:00 p.m.

This notice is sent to you by the applicant, by order of the Zoning Board of Adjustment.

Respectfully,

Applicant Signature

Applicant (Print Name)

Notification by this form #2 must be made as follows:

1. Local property owners within 200 feet of the premises affected:
By personal service (by handing a copy to the property owner), or by certified mail, return receipt.
2. Out of town property owners:
By certified mail, return receipt.
3. Adjoining Municipality:
Certified mail, return receipt, to the Clerk of such municipality, and to the Bergen County Planning Board.
4. Property adjoining a County road of other County land:

Certified mail, return receipt, to: Bergen County Planning Board
Court Plaza South
21 Main Street, Hackensack, NJ 07601
5. Building Inspector:

Leave a copy in the Construction Official's Office, Borough Hall.

BOROUGH OF ORADELL
ZONING BOARD OF ADJUSTMENT

CALENDAR # _____

FILED: _____

ALLOW FIVE DAYS FOR NOTICE SERVICE. DO NOT COUNT MAILING OR SERVICE DATES. PROOF OF SERVICE OF NOTICES UPON PROPERTY OWNERS MUST BE FILED AND VERIFIED WITH THE BOARD SECRETARY. ATTACH COMPLETED FORM #4 TO THIS AFFIDAVIT.

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY

SS:

COUNTY OF BERGEN

_____ of full age, being duly sworn according to law, deposes and says that he resides at _____

in the municipality of _____, County of Bergen, and State of New Jersey and that _____ is the appellant in a proceeding before the Zoning Board of Adjustment, Borough of Oradell, State of New Jersey, for a Conceptual Review Hearing on the _____ day of _____, 20____ he gave written notice of the hearing on this appeal to each and all of the owners of property affected by said appeal, in the form marked on Form #2 attached hereto, and according to the attached lists, and in the manner indicated thereon.

Said notice was given by either handing a copy to the property owner, or by leaving a copy at the property owner's usual place of abode (with a person over 14 years of age), or by registered or certified mail, return receipt. In the case of non-resident owners, notice was sent by registered mail, return receipt, and copies of all of these receipts are attached hereto. Notice was also served upon the Clerk of the Borough of _____, and upon the Bergen County Planning Board, as required by statute.*

Signature of person who served notices.

Sworn to before me this

_____ day of _____, 20_____

Notary Public of New Jersey

*Applicable only if subject property is located with 200 feet of an adjoining municipality, or property adjoins county land or road.

BOROUGH OF ORADELL
PLANNING BOARD

CAL. # _____

FILED: _____

LIST OF PROPERTY OWNERS SERVED: (Note: The list of required names and addresses shall be obtained from the Administrative Office of the Planning Board. This form shall be typewritten and shall clearly indicate the type of service, i.e. P.S. - Personal Service, R.M.S. - Registered Mail Service).

<u>NAME AND ADDRESS</u>	<u>TYPE OF SERVICE</u>
-------------------------	------------------------

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____

Certified: Administrative Officer, Planning Board

ZONING BOARD
BOROUGH OF ORADELL

NOTICE

An application has been filed by _____

for a variance from the requirements of "The Borough of Oradell Land Development -

Ordinance #1103 so as to permit _____

and any other variances which may arise for the premises located at Block _____,

Lot _____, commonly known as (address):

A public hearing has been set by the Zoning Board of Adjustment for, (date),

_____ at 7:30 p.m. in the town Hall, 355 Kinderkamack Road,

Oradell, NJ. When the matter is called, any interested party may, in person or by agent or

attorney, present any objections or comments they may have to this application. Plans are on

file in the Construction Official's office, Town Hall, 355 Kinderkamack Road, Oradell, and may

be viewed from 10:00 a.m. to 3:00 p.m.

This notice is being published in accordance with the ordinances of the Borough of Oradell and

the New Jersey Statutes.

Applicant Name

Address of Applicant

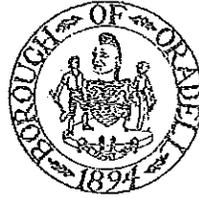
This is to certify that all taxes due on the subject property have been paid to date.

Tax Collector

Date

BOROUGH OF ORADELL

355 Kinderkamack Road
ORADELL, NEW JERSEY 07649



ZONING BOARD
OF
ADJUSTMENT
ADMINISTRATOR

STEPHEN A. DEPKEN

ZONING BOARD OF ADJUSTMENT

ZONING BOARD MEMBERS SITE INSPECTION

The Zoning Board members will be doing a site inspection of your property on the weekend prior to the first meeting to possibly be able to vote on your application when it is presented. It is the Zoning Boards decision as to the number of hearings required for an application.

Please mark off or stake the proposed project for the board members to view.

The board members are not permitted to discuss or answer any questions relating to your application. It is not required that property owner be present during the site inspection. If you have any questions please contact the Zoning Administrator at the Building Department.

Applicant

Date