

**PLANNING BOARD & BOARD OF ADJUSTMENT
APPLICATION FORM**

**TOWNSHIP OF CLINTON
Municipal Building
1225 Rt. 31 South
Lebanon, NJ 08833**

The application, with supporting documentation, must be filed in the Township Planning and Zoning Board Office and must be delivered to all Boards' professionals on the list (Board Experts) attached to this application for review at least thirty (30) business days prior to the meeting at which the application is to be considered. Unless otherwise waived by the Board, the application, with supporting documentation, must be complete prior to a hearing being conducted on the application. Finally, prior to a hearing on the application, statutory notice must be given.

To be completed by Township staff only.

Dated Filed: _____
Planning Board: _____
Zoning Board of Adjustment _____
Application No. _____
Application Fees: _____
Escrow Deposits: _____

1. SUBJECT PROPERTY

Location: _____
Tax Map: Page _____ Block _____ Lot(s) _____
 Page _____ Block _____ Lot(s) _____
Dimensions Frontage _____ Depth _____ Total Area _____
Zoning District _____

2. APPLICANT

Name _____
Address _____
Email Address _____
Telephone No. _____ Fax No. _____
Applicant is a Corporation _____ Partnership _____ Individual _____

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all person owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55d-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply]

4. IF OWNER IS OTHER THAN THE APPLICANT, provide the following information on the Owner(s):

Owner's Name _____
Address _____
Telephone Number _____
Email Address _____

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies] _____ No _____ Proposed _____

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: _____

6. Applicant's Attorney _____
Address _____
Telephone Number _____
Fax Number _____
Email Address _____

7. Applicant's Engineer _____
Address _____
Telephone Number _____
Fax Number _____
Email Address _____

8. Applicant's Planning Consultant _____
Address _____
Telephone Number _____
Fax Number _____
Email Address _____

9. Applicant's Traffic Engineer _____
Address _____
Telephone Number _____
Fax Number _____
Email Address _____

10. List any other Expert who will submit a report or will testify for the Applicant:
[Attach additional sheets as may be necessary]
Name _____
Field of Expertise _____
Address _____
Telephone Number _____
Fax Number _____
Email Address _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

- _____ Minor Subdivision Approval
- _____ Subdivision Approval [Preliminary]
- _____ Subdivision Approval [Final]
- _____ Number of lots to be created (including remainder lot)
- _____ Number of proposed dwelling units (if applicable)
- _____ Amended Subdivision

SITE PLAN:

- _____ Minor Site Plan Approval
- _____ Preliminary Site Plan Approval [Phases (if applicable)]
- _____ Final Site Plan Approval [Phases (if applicable)]
- _____ Amendment or Revision to an Approved Site Plan
- _____ Area to be disturbed (square feet)
- _____ Total number of proposed dwelling units
- _____ Request for Waiver From Site Plan Review and Approval

Reason for request _____

INFORMAL REVIEW:

- _____ Subdivision
- _____ Site Plan

CONDITIONAL USE APPROVAL:

_____ NJSA 40:55D-67

DIRECT ISSUANCE OF A PERMIT:

_____ NJSA 40:55D-34 (permit building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved pursuant to NJSA 40:55D-32)

_____ NJSA 40:55D-36 (permit building or structure not related to an official suitably improved street pursuant to NJSA 40:55D-35).

VARIANCES PURSUANT TO NJSA 40:55D-70:

_____ (C1) Non Use Variance (hardship)

_____ (C2) Non Use Variance (flexible); benefits v. detriment

_____ (D1) A use or principal structure in a district restricted against such use or principal structure

_____ (D2) An expansion of a nonconforming use

_____ (D3) Deviation from a specification or standard pursuant to Section 54 of P.L. 1975, c.291 (C.40:55D-67) pertaining solely to a conditional use

_____ (D4) An increase in the permitted floor area ratio as defined in Section 3.1 of P.L. 1975, c.291 (C.40:55D-4)

_____ (D5) An increase in the permitted density as defined in Section 3.1 of P.L. 1975, c.291 (C.40:55D-4) except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision.

_____ (D6) A height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

APPEAL/INTERPRETATION PURSUANT TO NJSA 40:55D-70, (a) & (b):

_____ (a) Appeal to Board of Adjustment of Order, Requirement, Decision or Refusal by an administrative officer based on or made in the enforcement of the zoning ordinance.

_____ (b) Request for Interpretation of the zoning map or ordinance or for Decisions upon other special questions upon which the Board of Adjustment is authorized to pass by any zoning or offered map or ordinance.

12. List Ordinance Sections from which variance(s) and/or interpretation(s) are requested: (attach additional pages as needed) _____

13. List Exceptions from/Waivers of Development Standards and/or Submissions Requirements which are requested: (attach additional pages as needed)

14. Attach a copy of the Notice to appear in the official newspaper of the municipality to be mailed to the owners of real property, as shown on the current tax duplicate, located with the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable, and identify the proposed use of the building(s), structure(s) and/or property at issue.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing.

An affidavit of service on all property owners and a proof of publication must be filed before the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach pages as needed]

16. Is there an historic structure on this property? _____

17. Is this property in the Limestone Area? _____

18. Is a public water line available? _____

19. Is public sanitary sewer available? _____

20. Does the application propose a well or public water? (Circle one);
Septic system or public sewage? (Circle one)

21. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? _____

22. Are any off-tract improvements required or proposed? _____

23. Is the subdivision to be filed by Deed or Plat? _____

24. What form of security does the applicant propose to provide as performance and maintenance guarantees? _____

25. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
_____ Any Town Municipal Utilities Authority	_____	_____	_____
_____ County Health Department	_____	_____	_____
_____ County Planning Board	_____	_____	_____
_____ County Soil Conservation District	_____	_____	_____
_____ NJ Dept. of Environmental Protection	_____	_____	_____
_____ Sewer Extension Permit	_____	_____	_____
_____ Sanitary Sewer Connection Permit	_____	_____	_____
_____ Stream Encroachment Permit	_____	_____	_____
_____ Waterfront Development Permit	_____	_____	_____
_____ Wetlands Permit	_____	_____	_____
_____ Potable Water Construction Permit	_____	_____	_____
_____ Other	_____	_____	_____
_____ NJ Department of Transportation	_____	_____	_____
_____ Public Service Electric & Gas Company	_____	_____	_____

26. Certification from the Tax Collector that all taxes due on the subject property have been paid.

27. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing.)

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the Board’s professional staff, which list of professional staff (Board Expert List) is an attachment to this application form, for their review. The documentation must be received by the professional staff at least thirty [30] business days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete.

Quantity	Description of Item
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

28. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professionals'	Reports Requested
_____ Attorney	_____
_____ Engineer	_____
_____	_____
_____	_____
_____	_____

CERTIFICATIONS

29. I certify that the foregoing statements and the 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.]

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

NOTARY PUBLIC

SIGNATURE OF APPLICANT

PRINTED NAME OF APPLICANT

30. 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.]

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

NOTARY PUBLIC

SIGNATURE OF OWNER

PRINTED NAME OF OWNER

31. I understand that the sum of \$ _____ has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Township of Clinton, 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 APPLICANT

PRINTED NAME OF APPLICANT