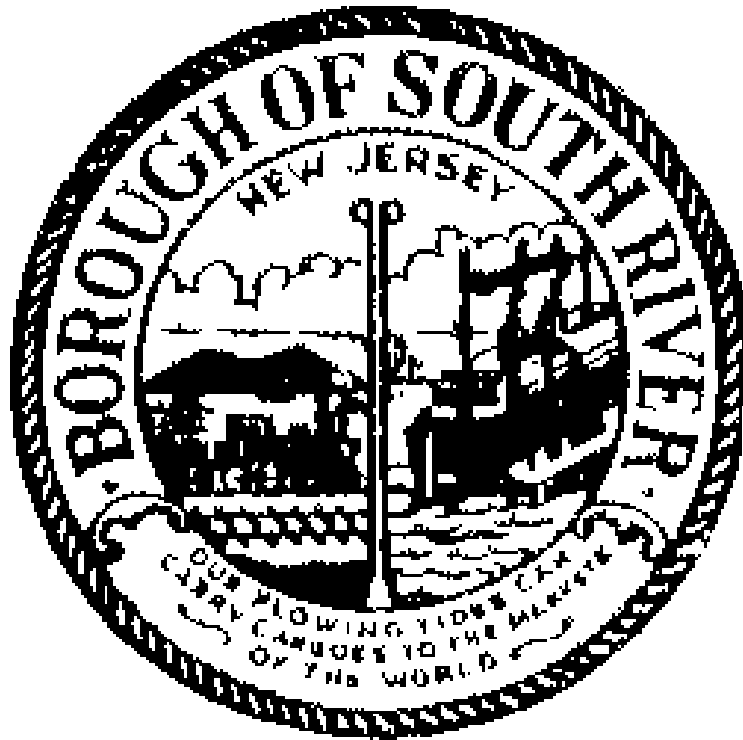


BOROUGH OF SOUTH RIVER
MIDDLESEX COUNTY – STATE OF NEW JERSEY
ZONING BOARD OF ADJUSTMENT



VARIANCE APPLICATION

(COMPLETE AND SUBMIT!)

48 WASHINGTON STREET
SOUTH RIVER, NJ 08882
PHONE: 732-257-1999 EXT. 115 - FAX: 732-613-6105
WWW.SOUTHRIVERNJ.ORG

APPLICATION SUBMISSION

CHECK LIST

DO YOU HAVE THE FOLLOWING?

- Submittal of Zoning Application Form
- Zoning Application is denied by the Zoning Department
- Variance Application
- Appropriate Application and Escrow Fees
- Plans (15 copies)

WHAT HAPPENS NEXT?

NOTICE: The Technical Review Committee will review applications for big developments prior to any submission.

The application is submitted to the Board's Professionals for review;

- You will receive a letter informing you of your completeness date.
- The Board recommends you attending the completeness hearing.
- At the completeness hearing the Board will either deem your application to be complete or incomplete.

If deemed complete

- You will receive a letter informing you of your Public Hearing Date. The letter will also inform you to adequately notice the residents within 200' of the property and to publish the hearing date in the Homes News Tribune.

If deemed incomplete

- You will receive a letter informing you that your application was deemed incomplete by the Board. Reports from the Board's Planner and or Engineer will be submitted with the incomplete letter. You must review the reports submitted and address all concerns and resubmit the corrections and or documentations or revised plans to the Board's secretary, located at 48 Washington Street, South River, NJ 08882.



**BOROUGH OF SOUTH RIVER
APPLICATION FOR VARIANCE**

Date Received

THIS FULLY COMPLETED FORM MUST BE FILED WITH THE BOARD SECRETARY AT LEAST FIFTEEN (15) DAYS PRIOR TO THE SCHEDULED HEARING.

Applicant's Name:	_____	Application Number:	_____
Applicant's Address	_____	Block #	_____
	_____	Lot #	_____
	_____	Application Fee:	_____
Phone:	_____	Escrow Fee:	_____
Contact Email:	_____	Date Filed:	_____

1. If applicant is not the legal owner of the property, please provide the following:
 - a. Name of owner: _____
 - b. Address of owner: _____
 - c. Applicant's interest in the property: _____ Date interest was acquired: _____
 - d. If you are not the property owner you must attach a letter of authority from the property owner authorizing the applicant to act on his/her behalf for the purpose of this application, or a Copy of Contract of Sale of the Property.
2. Please select all that apply: Bulk Variance Use Variance Other Specify: _____

3. Please list each variance you are requesting and state the why the variance(s) is needed:

4. The premises affected are located at: _____
 And shown on the Official Tax Map, Block # _____, Lot # _____, Zoning District: _____
 Size of Lot: Width: _____ (ft.) Depth: _____ (ft.) Area: _____ (square feet)
 Size of Building: Width: _____ (ft.) Depth: _____ (ft.) Area: _____ (square feet)
 Main building setbacks: Proposed front setback: _____ (ft.) Proposed rear setback: _____ (ft.)

Proposed left side setback: _____ (ft.) Proposed right side setback: _____ (ft.)

Proposed number of stories: _____ Building height in feet: _____ (ft.)

Percent of lot coverage by all buildings: Existing: _____% Proposed: _____%

Percent of lot coverage by all buildings and pavement: Existing: _____% Proposed: _____%

Accessory building will be set back from: Side property line: _____ (ft) Rear property line: _____ (ft)

5. Present type of occupancy or use: _____

6. Proposed type of occupancy of use: _____

7. Attach in duplicate, an original sealed survey of the site showing the actual dimensions of the site under consideration.

8. Attach in duplicate, a sealed plan drawn to scale showing the actual dimensions of the site under consideration, proposed locations of buildings and accurate dimensions thereof. If any signs or other design elements are proposed, attach a drawing showing dimension and details. The above plan or sketch shall bear the seal of a licensed professional engineer or architect in the State of New Jersey or in lieu thereof an affidavit sworn to the person who prepared them as to the accuracy of measurements thereon.

9. Office of the Tax Collector Verification (To be completed by the Tax Search Officer of the Borough of South River)

The Tax records at this office indicate that there are, are not delinquent taxes or assessments on the above described properties know as Block: _____, Lot: _____.

/s/ _____

Tax Search Officer

I swear or affirm that made by me are true. I am aware that if any of the forgoing statements made by me are willfully false, I am subject to punishment by contempt of court.

Applicant's Signature

Applicant's Name

Date

Sworn and subscribed before me,

This _____ day of _____, 20_____

Notary Public, State of New Jersey

**BOROUGH OF SOUTH RIVER
ESCROW DEPOSIT FEE CALCULATION SHEET**

Applicant's Name: _____	Application Number: _____
Applicant's Address: _____	Block #: _____ Lot #: _____
Owner's Name: _____	Street Address: _____
Owner's Address: _____	Calculated By: _____
Contact Phone: _____	Date Calculated: _____
Contact Email: _____	_____

1. VARIANCES

- d. "a" or appeal of an administrative decision: \$600.00 \$ _____
- e. "b" or interpretation of zoning map or ordinance: \$400.00 \$ _____
- f. "c" -single or 2-family residential bulk variances: \$700.00 \$ _____
- multi-family or new non-residential bulk variance \$1,000.00
- d. "d" or use variance: \$1,000.00 \$ _____
- e. Conditional use approval: \$1,250.00 plus any site plan/subdivision fees \$ _____

2. CERTIFICATE OF PRE EXISTING NON-CONFORMING USE (NJSA 40:55-D-68) \$600.00 \$ _____

3. SITE PLANS

- c. Minor Site Plans: \$2,500.00 \$ _____
- d. (Preliminary) Major Site Plan
 - 1. Residential development of 1-10 units: \$2,500.00
 - 2. Residential development of 11 or more units: \$5,000.00 \$ _____
 - 3. Non Residential or mixed uses: \$5,000.00 \$ _____
 - 4. Non residential uses over 5,000 SF GFA: \$10,000.00 \$ _____
- c. (Final) Major Site Plan: \$1,500.00 \$ _____
- d. Site Plan Waiver Request Escrow Fee: \$300.00 \$ _____

SUBDIVISIONS

- 4. c. Minor subdivision: \$3,000.00 \$ _____
- d. (Preliminary) Major Subdivision: \$5,000.00 \$ _____
- (Final) Major Subdivision: \$1,500.00 \$ _____

RESUBMISSIONS

5.. Submission of each revised plat including but not limited to: minor preliminary or final site plan, or subdivision, sketch plat, use variance plan or resubmission of revised plan in accordance with any conditions of any approval.
 Total original escrow fee \$ _____ x 20% = \$ _____

SPECIAL DESIGN ELEMENT

6. Original escrow fee \$ _____ x 33% = \$ _____

TOTAL ORIGINAL ESCROW FEE DUE:

Original escrow fee submitted by applicant: \$
 Check #: \$ _____
 BALANCE of escrow fee still due: # _____ \$ _____

EACH REVISED SUBMISSION ESCROW FEE DUE:

Revised submission escrow fee submitted by applicant: \$
 Check # # _____
 BALANCE of revised escrow fee still due: \$ _____

BOROUGH OF SOUTH RIVER
MIDDLESEX COUNTY
NEW JERSEY



Application for Property Owners' List Within 200 Feet

As provided by *N.J.S.A. 40:55D-12c*

Name of Requester: _____

Address: _____

Telephone: _____

Date Requested: _____

List of Property Owners within 200' of the following property:

Address: _____

Block: _____

Lot: _____

Applicant

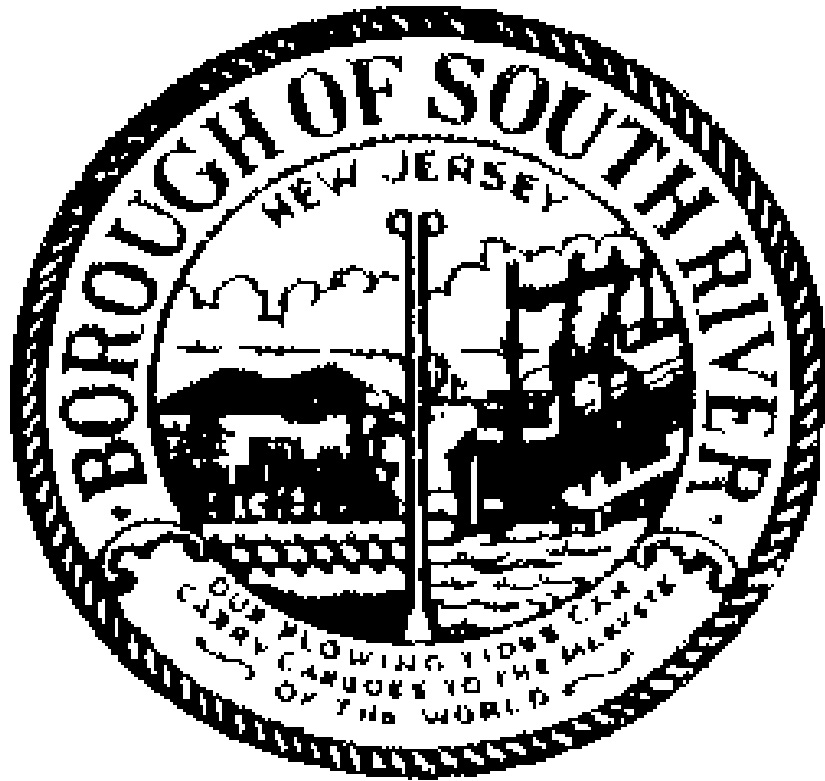
Custodian of Record

Date _____

Date: _____

Fee: \$10.00

BOROUGH OF SOUTH RIVER
MIDDLESEX COUNTY – STATE OF NEW JERSEY
ZONING BOARD OF ADJUSTMENT



LEGAL NOTICE

(KEEP FOR YOUR REFERENCE)

48 WASHINGTON STREET
SOUTH RIVER, NJ 08882
PHONE: 732-257-1999 EXT. 115 - FAX: 732-613-6105
WWW.SOUTHRIVERNJ.ORG

LEGAL NOTICE

COMPLETED

- Submittal of Zoning Application
- Denial of Zoning Application from the Zoning Department
- Submittal of Application for Variance to the Zoning Board

PROCESSING OF APPLICATION

1. Application will be reviewed by the Board's staff and Construction official;
2. You received a letter informing you of your completeness date;
3. You attended your completeness hearing;
4. The Board deemed your application complete or incomplete;
5. You will receive a letter informing you of your hearing date.

NOTE: If deemed incomplete, a letter to address any concerns will be sent to you. You cannot proceed any further until you address all of the Board's concerns.

YOU ARE HERE ➔

LEGAL NOTICE

6. Once you notified of your public hearing date, you are obligated to notify all the residents within 200' of the property and also to publish the hearing date in the Homes News Tribune;
7. You must submit to the Board's secretary the certified receipts of all residents notified within 200ft of the property and to supply the Affidavit of Publication of your Hearing Date in the Home News Tribune. (Please contact the Newspaper by dialing 1-888-516-9220).

PUBLIC HEARING

8. You or your legal representative must attend the Public Hearing;

RESOLUTION

9. Approximately 30 days from the Public Hearing, your Resolution will be memorialized at the next scheduled Public Meeting;
10. The Resolution will be mailed to the applicant contingent that all escrow invoices are paid.

ADDITIONAL NOTE ONCE APPROVED

11. If the resolution has conditions and requires resubmission of drawings, be aware this must be done in order to obtain a permit. Once the resubmission of drawings and documents are received and reviewed by the professionals, a letter of Final Compliance will be submitted to you, at which point you can obtain your required permit.

“SAMPLE”

200FT. PROPERTY NOTICE

NOTICE OF PUBLIC HEARING

TO PROPERTY OWNERS WITHIN 200FT OF PROPERTY

RE: _____ (Name of applicant)

_____ (Property Address)

South River, NJ 08882

Block: _____ Lot: _____

TO WHOM IT MAY CONCERN,

In compliance with Section 50-32 of the Code of the Borough of South River, New Jersey, notice is hereby served upon you to the effect that I, _____ (applicant's name), have applied before the _____ Board for relief from the regulations of the zoning code to permit the following on the above referenced property:

HEARING DATE AND TIME

Any person or persons affected by this application may have an opportunity to be heard at the meeting to be held on _____, 20__ at 7:30PM in the Council Chambers of the Criminal Justice Building, located at 61 Main Street, South River, NJ, 08882.

YOUR RIGHT TO PUBLIC INSPECTION OF FILE

All Documents related to this applicant may be inspected by the public between the hours of 9:00AM to 4:00PM, Monday-Friday, in the office of the Secretary of the Board, located at 48 Washington Street, South River, NJ, 08882.

Signature of Applicant

NOTIFY PROPERTY OWNERS WITHIN 200' VIA CERTIFIED MAIL RECEIPT

7008 1140 0002 4019 8586

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™

7008 1140 0002 4019 8586

7008 1140 0002 4019 8586

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To

Street, Apt. No.;
or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

OR

OBTAIN ACKNOWLEDGEMENT
VIA DOOR TO DOOR
(Please see the next page)

“SAMPLE”
LEGAL NOTICE

**BOROUGH OF SOUTH RIVER
PLANNING AND ZONING BOARD
LEGAL NOTICE**

IN THE MATTER OF THE APPLICATION OF:

_____ (Applicant's Name)

_____ (Address)

NOTICE IS HEREBY GIVEN in compliance with the Zoning Ordinance of the Borough of South River, that an Application from _____ (applicant's name), in regards to _____ (address) has been filed with the _____ (state which Board), Borough of South River, in the County of Middlesex, State of New Jersey, to request relief from the South River zoning code to permit the following:

The application has been placed on the Board's calendars for a public hearing date scheduled for: _____ (date & time of hearing) at the Borough of South River Criminal Justice Building, Located at 61 Main Street, South River, NJ 08882, at which time you may appear in person or by attorney and present any comments or objections you may have to the relief(s) sought.

The application, documents, and maps for which approval is sought are on file in the office of the secretary of the Zoning Board, located at 48 Washington Street, South River, NJ 08882.

Date: X/XX/XXX Applicant's Signature: _____

Home News Tribune Classified Legal Advertisement:
Legal Advertising
The Home News Tribune
P.O. Box 787
Neptune, NNJ 07754

Tele: 1-888-516-9220 Fax: 1-888-516-9450 Email: HNTLEGALS@gannett.com