

ZONING BOARD OF ADJUSTMENT

OF THE

TOWNSHIP OF UNION

MUNICIPAL BUILDING, UNION, N.J.

Filed _____ 20

Cal. No. _____ Hearing _____ 20

APPLICATION FOR VARIANCE FROM THE REQUIREMENTS
OF THE LAND DEVELOPMENT ORDINANCE

TO THE ZONING BOARD OF ADJUSTMENT:

Application is hereby made for a variance from the requirements of
Section(s) _____

of the Land Development Ordinance so as to permit the (erection)
(alteration) (maintenance) (conversion) of the subject premises as follows:

This proposed use violates the Ordinance Sections cited above in the
following manner: _____

the property is located in the following zone: _____

Attached hereto is a copy of the decision rendered by the Building
Inspector on _____ 20 _____ in acting on this matter.

The current use of the premises is as follows: _____

Applicant intends to (continue) (expand) (modify) (reduce) the following
uses or structures which are non-conforming uses in the applicant's opinion
(describe all proposed changes in uses or structures):

COMPLETE IF APPLICABLE

Applicant requests an interpretation by the Board of the following
Ordinance Section (s) (include page, paragraph, and line number of each
Section for which interpretation is sought) _____
(Sections)

_____ , for the following reasons:

DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as Block _____ Lot _____

Street Address _____ Union, NJ

Applicant _____

Address _____

Owner _____

Address _____

Lessee _____

Address _____

Use District _____

Last previous occupancy _____

Size of lot _____

Size of building: _____

At street level _____ feet front _____ feet deep

Height of Building _____ stories _____ feet

Setback front property line _____ feet, side property line _____ feet, rear property

line _____ feet Frontside (if cor. Lot) _____ feet

This application for a use variance includes an application for

Site Plan _____ Subdivision _____ approval

Has there been any pervious appeal involving these premises? _____

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

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

- (1) Eighteen complete sets of construction plans of the proposed building, to include plot plan showing buildings with all front, side and rear yard dimensions including application materials.
- (2) Copy of Denial of the Building Official, on which application is based.
- (3) Copy of Appeal to the Board of Adjustment.
- (4) Typewritten statement of the principal points on which this application is based, with description of proposed work, if any.
- (5) Twelve copies of block diagram, with street numbers, showing the character and occupancy of all property within two hundred (200) feet in either direction and on both sides of the street with points of compass indicated.
- (6) A full list of the names and addresses of the owners of all property shown on the block diagram and indicating the property owned.
- (7) Proof that no taxes or assessments for local improvements are due on the subject property.
- (8) Application fee as prescribed by Ordinance.
- (9) If applicant is a Corporation or Partnership, a list of the names and addresses of all stockholders or individual partners owning at least 10% of its stock, or a least 10% of the interest in the partnership (when applicable).
- (10) Twelve copies of sub-division map or site plan (when applicable, with Site Plan application).

I CERTIFY THAT ALL THE FOREGOING STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HEREWITH ARE TRUE.

_____ Date

_____ Signature of Applicant

WITHIN SEVEN DAYS OF THE DATE HEREOF, APPLICANT WILL SUBMIT:

- (a) A copy of the Notice Served upon property owners within 200 feet of the subject property, and upon others when necessary.
- (b) Proof of Service of Notice - indicating exact notice served, method of service, and date of service. (Must be served personally or by Certified Mail at least ten days prior to the hearing date).
- (c) Proof of publication of Notice of Hearing. Must be Published at least Ten Days before Hearing.

CERTIFICATION OF OWNER

(To be completed when applicant is not the owner of the subject property)

_____ of full age, hereby
(Owner)

certifies that he resides at _____

in the City or Town of _____

and the State of _____, that he is the owner in fee of the lot, piece or parcel of land situated, in the Township of Union aforesaid, and known and designated as Number _____; and that he consent to the foregoing application and authorizes _____

to make the application in his behalf, and that the statements of fact contained in said application are true.

_____ Date

A P P E A L
BOARD OF ADJUSTMENT - TOWNSHIP OF UNION

TO THE BOARD OF ADJUSTMENT FOR THE TOWNSHIP OF UNION:

The petition of _____
respectively shows that on or about the _____ day of
_____ 20____, _____ applied to the
Building Inspector of the municipality for a permit to erect the
following described building _____
on premises known as _____, Block _____ Lot _____
as shown on the address Municipal Tax Maps and owned by the applicant;
that after due consideration the said Building Inspector did, on the _____
_____ day of _____ 20____ decline to issue said permit for
the following reasons:

WHEREFORE, your petitioner, feeling aggrieved at the action of the
Building Inspector, files this appeal to your Board, together with the
required fee of \$_____, and respectfully prays that action of the
Building Inspector be reversed or modified as the facts may be
determined; and

Your petitioner further prays that a day be fixed for hearing on
this appeal and states that the proper notice will be sent to all owners
of property situate within 200 feet of the property to be affected.

Date _____ 20____

Address

CAL NO. _____

NOTICE OF HEARING TO PROPERTY OWNERS

TO WHOM IT MAY IT CONCERN:

In compliance with the Land Development Ordinance of the Township of Union, Union County, New Jersey, notice is hereby served upon you that the undersigned applied to the Building Inspector of said Township of Union for a permit to _____

on premises located at _____

Said Building Inspector refused the application for a permit, being in violation of Section (s) _____

of the Land Development Ordinance by reason of _____

The undersigned has applied to the Board of Adjustment of the Township of Union for a variance from the requirements of the Land Development Ordinance (and for sub-division and site plan approval) and this notice is sent to you as an owner of property in the immediate vicinity.

Any person or persons affected by this application may have an opportunity to be heard at the public hearing to be held by the Board of Adjustment on _____ at 7:30 p.m. in the Municipal Building, 1976 Morris Avenue, Union, NJ.

All documents relating to this application may be inspected by the public between the hours of 9:00 a.m. and 4:00 p.m. in the office of the Secretary of the Board of Adjustment in the Municipal Building, 1976 Morris Avenue, Union, NJ.

NOTE:

SIGNATURE OF APPLICANT

This notice must be personally served or sent by Certified mail at least ten (10) days before the day of hearing, and proof of service given to the Secretary of the Board of Adjustment at least ten (10) days before the day of the hearing.

The Union Leader
1291 Stuyvesant Avenue
PO B ox 3109
Union, NJ 07083

Gentlemen:

Please publish the following in your issue of _____

NOTICE OF HEARING

Please take notice that an application has been made by _____

For a variance from the requirements of the Township of Union Land Development Ordinance (and for subdivision/sire plan approval) as to permit _____

_____ located at _____

which is in violation of section(s) _____ of the Land

Development Ordinance.

Any person or persons affected by this application may have the opportunity to be heard at the public hearing to be held by the Board of Adjustment on _____ at 7:30pm in the Municipal Building, 1976 Morris Avenue, Union, New Jersey.

All documents relating to this application may be inspected by the public between the hours of 9:00am – 4:00pm in the office of the Secretary of the Board of Adjustment in the Municipal Building, Building Department, 1976 Morris Avenue, Union, New Jersey.

Signature of Applicant

Date of Publication _____
Name & Address _____

Telephone No. _____

FORM FOR PROOF OF SERVICE

STATE OF NEW JERSEY

COUNTY OF _____

ss.

I, _____ of full age, being duly sworn according to law, deposes and says, that he resides at _____ in the City of _____ in the County of _____ and the State of _____; that he is the applicant in a proceeding before the Board of Adjustment, Township of Union, being an application under the Zoning Ordinance and which has the Calendar Number _____ and relates to the premises _____ that he gave notice of this proceeding to each and all of the owners of property affected by said application, by personal service or by certified mail on _____ a true copy of which is attached to this affidavit.

Sworn to before me, this _____ day of _____

Signature & Date

STATUTORY REQUIREMENTS CONCERNING NOTICE

The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, giving due notice thereof to the appellant. Said appellant shall thereupon at least ten days prior to the time appointed for said hearing, give personal notice to all property owners within two hundred feet (200) of the property to be affected by said appeal. Such notice shall be given either by handing a copy thereof to the said property owners or by leaving a copy thereof at the usual place of abode of said property owners, if said owners are the occupants of the property affected by such appeal or are residents of the municipality in which said property is located.

Whenever said owners are non-residents of said municipality, such notice may be given by sending written notice thereof by registered mail to the last known address of the property owner or owners, as shown by the most recent tax list of said municipality. Where the owners are partnerships, service upon any partner, as above outlined, shall be sufficient, and where the owners are corporations, service upon any officer, as above set forth shall be sufficient. Said appellant shall by affidavit present satisfactory proof to the said Board of Adjustment at the time of the hearing that said notices have been duly served as aforesaid. Upon the hearing any party may appear in person or by agent or by attorney. (Chapter 274, Sec. 9, P.L. 1928).

BOARD OF ADJUSTMENT
TOWNSHIP OF UNION
SITE PLAN APPLICATION FORM

Date _____

1. Applicant's Name: _____
Address: _____
Telephone Number: _____
2. Owner's Name (if other than applicant): _____
Address: _____
3. Name and location of development: _____
Block _____ Lot _____ Index _____
4. Location of nearest intersection of abutting street with other public streets _____
5. Map Dated: _____ Prepared by: _____
Entitled: _____
6. Present use _____
7. Proposed use: _____
8. Lot area _____ Building area (ground floor) _____
9. Building area (total) _____ Number of parking spaces _____
10. Property part of _____ Subdivision granted on _____
11. Area in acres of any additional adjoining land owned by owner or applicant _____
12. Does this constitute (a) New application
(b) Revision or resubmission of a prior application.
13. Attach a copy of any deed restrictions or covenants that will apply.
14. Board of Adjustment Action _____ on _____

Signature _____

Title _____

SITE PLAN CHECKLIST

The following checklist is designed to assist applicants in preparing site plans for review. Applicant should check off each item to ensure that it is included on the plan. *ITEMS OMITTED MAY DELAY CONSIDERATION BY THE BOARD.* Utility plans, landscaping plans, architectural elevations, etc. may be shown on separate sheets.

- Name and title of applicant, owner and person preparing maps.
- Place for signature of Chairman and Secretary of the Board of Adjustment
- Place for signature of Township Engineer
- Tax map lot and block numbers
- Date, scale and "north" sign
- Key map of the site with reference to surrounding areas and existing street locations
- Zone district in which property in question falls, zone district of adjoining properties and all property within a 200 foot radius of the property in question
- Names of owners of all contiguous land and adjacent property
- Dimensions of lot, setbacks, front yard, side yards and rear yard. Size, kind and location of fences
- Location & dimensions of existing and/or proposed principal building(s) and all accessory structures
- Storm drainage plan showing location of inlets, pipes, swales, berms and other storm drainage facilities including roof leaders. Indicate existing and proposed runoff calculations.
- Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses
- The entire property in question, even though only a portion of said property is involved in the site plan, provided, however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted
- Location & dimensions of existing and/or proposed above ground and under ground tanks
- Significant existing physical features including streams, water courses, rock outcrops, swampy soil, etc.
- Bearings and distances of property lines
- Plans of off street parking area layout and off street loading facilities showing location and dimensions of individual parking spaces, loading areas, aisles, traffic patterns and driveways for ingress and egress
- All driveways and streets within 200 feet of site
- All existing and proposed curbs and sidewalks
- All existing and proposed utility lines within and adjacent to the subject property
- Typical floor plans and elevations

- Existing and proposed sanitary sewerage disposal system. Show percolation test holes and results and soil log data.
- Water supply system
- Method of solid waste disposal and storage
- Existing and proposed spot elevations based upon the U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations
- Existing and proposed contours of site at 2 foot intervals for areas less than 5 per cent grade and 5 foot intervals above 5 percent grade
- Location of all existing trees or tree masses, indicating general sizes and species of trees
- Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants and trees and dimensions, approximate time of planting and method of planting and burlap
- Any other pertinent information as may be required by the Planning Board

SITE PLAN CONTROL SHEET

1. Clerk:

- a. Fee paid _____
- b. 12 copies of map _____
- c. Application form completed _____
- d. Checklist completed _____

Referrals	Date Referred	Date Comments Received
Zoning Officer		
County Planning Board		
Township Engineer		
Town Planner		
Traffic Safety Committee		
Plumbing Inspector		
Health Officer		
Police Department		
Fire Department		

2. Site Plan Committee:

- a. Date of meeting _____
- b. Members present _____

- c. Recommendations _____

3. New site plan submitted: _____

All items included as recommended _____
 Zoning Officer

Date plan signed _____
 Building permit issued _____

***Number of copies should be based on the number required by the agencies listed (i.e., most county planning boards require more than one).

STORM WATER DETENTION CALCULATIONS

PROJECT: _____

LOCATION: _____

BY: _____
Print Name N.J. License #

Signature

1. HYDROLOGY

Storm of Record - 6" Total Rainfall and 3.2" Per Hour Intensity
Rational Formula - $Q=CIA$

Type	SF	"C"	X	%	=	C
Buildings		0.90				
Pavement		0.85				
Lawn Area		0.20				
Plant Area		0.10				
Other						

Total SF _____ Weighted "C" _____

$Q = (\quad) (3.2) (\quad) = \quad \text{C.F.S.}$
43,560

3. POST DEVELOPMENT Q

Type	SF	"C"	X	%	=	C
Buildings		0.90				
Pavement		0.85				
Lawn Area		0.20				
Plant Area		0.10				
Other						

Total SF _____ Weighted "C" _____

$Q = (\quad) (3.2) (\quad) = \quad \text{C.F.S.}$
43,560

4. REQUIRED DETENTION

Post C - Pre C = Detention C
() () =

Volume = Detention C X Area X In. of Rain 6"/12"
= () () ()

5. STORAGE FACILITIES AND/OR PERCOLATION DETERMINATION

SANITARY SEWER SYSTEM
DEVELOPMENTAL IMPACT ASSESSMENT

PROJECT: _____

LOCATION: _____

BY: _____
Print Name _____ N.J. License # _____

Signature _____

1. NARRATIVE (Briefly describe project) _____

2. RECEIVING SANITARY SEWER SYSTEM

- a. Plan _____
- Manhole #/1 _____ Connection Point _____ Manhole #/2 _____
- Rim _____
Invert _____

- b. Capacity analysis (Q & V) _____
- Pipe diameter _____ Pipe Const. _____
Slope (S) _____ Friction Coeff. (n) _____
Pipe End Area (a) _____ Hydraulic Radius _____

$$Q = a \times 1.486 / n \times R^{2/3} \times S^{1/2}$$

$$Q = \frac{\text{CFS (Theoretical Capacity)}}{\text{RPS}}$$

$$V = \frac{1.486/n \times R^{2/3} \times S^{1/2}}{\text{RPS}}$$

- c. Average observed daily flow in manhole below connection point _____
- Depth of flow _____ CFS _____

3. DISCHARGE ANALYSIS FROM PROJECT AT CONNECTION POINT

$$\frac{\text{GPD}}{2,000 \text{ GPD REQUIRES NJ DEP SEWER EXTENSION PERMIT}} \text{ CFS}$$

4. SUMMARY & CONCLUSION

- a. SUMMARY
- Theoretical Capacity of Receiving System at Connection Point _____ CFS
Average Observed Flow _____ CFS
Discharge from Project _____ CFS

b. CONCLUSION

Average observed flow plus computed discharge from project will bring the receiving sanitary sewer system at the connection point to _____ percent of its theoretical capacity.

The quality of the discharge from this project _____ is not within the requirements of the Township of Union Sewer Ordinance.

NOTE: Use of Manning Formula nomograph permitted.
Cite Reference _____