

**BOROUGH OF FLORHAM PARK
ZONING BOARD OF ADJUSTMENT**

"D" VARIANCE APPLICATION

(for official use only)

APPLICATION #

(for official use only)

RECEIVED:

CHECK ALL THAT APPLY

D-1: Use	<input type="checkbox"/>
D-2: Expansion of non-conforming use	<input type="checkbox"/>
D-3: Deviation from Conditional Use Standard	<input type="checkbox"/>

D-4: Increase in permitted Floor Area Ratio (FAR)	<input type="checkbox"/>
D-5: Increase in permitted density	<input type="checkbox"/>
D-6: Height of principal structure greater than 10 ft. or 10% of maximum permitted	<input type="checkbox"/>

Name of proposed site: _____

1. Applicant's name: _____

Address: _____

Email: _____ Phone _____

2. Name and address of owner of record *(if other than applicant)*:

Name: _____

Address: _____

3. Interest of applicant if other than owner _____

4. Attorney Information:

Name: _____

Address: _____

Email: _____ Phone _____

5. Engineer/Surveyor Information:

Name: _____

Profession: _____

Address: _____

Email: _____ Phone _____

6. Planner Information:

Name: _____

Address: _____

Email: _____ Phone _____

7. Location of site _____
(street)

Block #

Lot #

Zone

8. Owner interest in adjoining properties _____

9. **Development plans:**

- a. Attach a separate narrative describing the nature and use of the proposed development.
- b. Attach a separate narrative explaining the following:
 - 1) "Special reasons" to justify granting the relief requested, as required by statute. These special reasons must be shown to be unique to the subject property, and generally not applicable to neighboring properties.
 - 2) Reasons why strict application of the local zoning ordinance would deny the applicant reasonable use of the land or buildings involved.
 - 3) Evidence that the requested relief can be granted without detriment to the public good or the intent of the zone plan (negative criteria).
 - 4) The facts and assertions that will be discussed at the public hearing.
 - 5) How the proposal relates to the Master Plan, the impact, and the community's needs.

Required:

- Certification from tax collector that taxes are paid to date
- Written and notarized consent of owner if not the applicant
- Copy of all covenants, deed restrictions affecting all or part of the property

The undersigned applicant hereby certifies that the information contained herein and on the supporting documentation is true and complete to the best of his/her knowledge.

Signature of Applicant: _____

State of New Jersey, County of _____,

Sworn and subscribed to before me on _____ day of _____ (month), 20_____

Seal

Notary Signature

A "D" variance application that includes a proposed Site Plan or Subdivision may be submitted together. Alternately, you may choose to "bifurcate", with the "D" variance to be decided first, before submitting the site plan/subdivision application.

If a Site Plan or Subdivision application is being submitted at the same time, a Technical Review Committee meeting must be scheduled to determine completeness before a formal hearing by the Zoning Board of Adjustment can be scheduled. Call the Board Secretary to schedule at **973-410-5301**.

Initial submission for the TRC must include 4 sets of application and plans, plus all fees.

Most site plan applications also require a separate meeting with the Fire Service Review Committee for a review of the application specific to fire department needs and requirements prior to a formal hearing by the Zoning Board of Adjustment. Please review the Fire Safety Plan Checklist. For more information, call the Board Secretary at **973-410-5301**.

Fees:

Use (D)

Application Fee (non-residential)	\$2000.00 per variance
Escrow	\$5000.00
Application Fee (residential)	\$1000 per variance
Escrow	\$2000.00