

FORM 9
"D" VARIANCE APPLICATIONS
PLAT DETAILS AND REQUIREMENTS

Applicant's Name: _____

Application #: _____ Date Received: _____

In addition to the requirements indicated in the Township Zoning Ordinance, the following information shall be submitted for all applications for a "D" variance to the Zoning Board of Adjustment, including those cases when the variance application has been bifurcated from any other applications which may be required.

PLAN ACCURACY & LEGIBILITY SUFFICIENT FOR REVIEW:

(FOR OFFICE USE ONLY): Yes () No ()

ITEMS REQUIRED:		YES	N/A	WAIVER
1.	A general description of the proposed development and a brief assessment of its effect on the site, adjacent properties, the neighborhood and the Township as a whole, including but not necessarily limited to effects upon the natural environment, land use patterns, traffic and circulation, visual factors, utilities and drainage.	()	()	()
2.	A key map showing location of tract to be considered in relation to the surrounding area, within at least 200 feet of the subject site.	()	()	()
3.	Title block containing name of applicant and owner, preparer, lot and block numbers, date prepared and date of last amendment.	()	()	()
4.	Scale of map, both written and graphic. The scale shall contain no more than 50 feet to the inch.	()	()	()
5.	North arrow.	()	()	()
6.	Zoning district in which parcel is located, and the zone district of adjacent property, with a table indicating all setbacks, lot areas, lot widths and depths, building and impervious coverage, building heights, floor area ratios, and density, both as to required and proposed, for the subject property.	()	()	()
7.	The location and width of any abutting streets, both right-of-way and pavement.	()	()	()
8.	The boundaries of the tract in question, with dimensions of same.	()	()	()
9.	Location of existing easements or rights-of-way including power lines.	()	()	()
10.	Contours to determine the natural drainage of the land. Intervals shall be: up to 10% slope - 2 feet; over 10% slope - 5 feet.	()	()	()

11.	Location of natural features, including woodlands, streams and other water bodies, wetlands, flood hazard areas, critical slopes and rock outcrops, as well as locations of mining activity.	()	()	()
12.	Location of existing buildings and their setbacks from property lines.	()	()	()
13.	Preliminary floor plans and building facade elevations for existing and proposed buildings. Building elevation and floor plans shall be prepared by a New Jersey licensed architect.	()	()	()
14.	Location and design of existing and proposed parking, loading, access and circulation improvements.	()	()	()
15.	Location and description of existing and proposed landscaping.	()	()	()
16.	A report prepared by a Professional Planner licensed by the State of New Jersey, wherein the basis for the 'd' variance request is identified, and the manner in which the statutory criteria as set forth in the Municipal Land Use Law at 40:55D-70d is addressed.	()	()	()
17.	A copy of the certified list of property owners within 200 feet of the subject property prepared by the Tax Assessor. Said certified list shall be no more than 90 days old.	()	()	()
18.	Submission of site photographs of existing conditions including, but not limited to, existing structures, site frontage and relationship to adjacent properties.	()	()	()