

TOWNSHIP OF FAIRFIELD
VARIANCE APPLICATION

APPLICANT

NAME: _____ Phone Number _____

ADDRESS: _____

1. THE APPLICANT is a: Corporation _____ PARTNERSHIP _____
INDIVIDUAL _____ OTHER (Please Specify) _____

2. If the applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership.

3. The relationship of the applicant to the property in question is:
OWNER _____ TENANT or LEASEE _____
PURCHASER UNDER CONTRACT _____
OTHER (Please Specify) _____

4. If the applicant is not the owner of the property in question, then the applicant must have the property owner sign the appropriate area of the affidavit ownership.

5. Please supply the following information so that the Board can facilitate the processing of the application:

(a) Applicant's Attorney: Name: _____

Address: _____

Phone Number: _____

(b) Applicant's Engineer: Name: _____

Address: _____

Phone Number: _____

(c) Applicant's Architect: Name: _____

Address: _____

Phone Number: _____

(d) Applicant's Real Estate Expert: Name: _____

Address: _____

Phone Number: _____

(e) Other Experts: Name: _____

Address: _____

Phone Number: _____

6. Has this property been the subject of an application before the Board of Adjustment or the Planning Board? Yes _____ No _____
If yes, state when _____ Case Number _____

7. Block _____ Lot _____ of the property in question.

8. Address of the property in question _____

APPEAL FORM
BOARD OF ADJUSTMENT/PLANNING BOARD
TOWNSHIP OF FAIFIELD

TO THE BOARD OF ADJUSTMENT OR PLANNING BOARD OF THE
TOWNSHIP OF FAIRFIELD:

The petition of _____ respectfully shows that on or
about the _____ day of _____ 20 _____
he applied to the Zoning Official of the municipality for permission to _____

On the premises known as _____
(Street Address)

Block (s) _____ Lot No. (s) _____ as shown
on the municipal Tax Maps; that after due consideration the said Official/Zoning
Officer did decline the request for the following reasons:

WHEREFORE: Your petition, feeling aggrieved at the action of the Official/Zoning
Officer files this appeal to your Board together with the required applications, plans
and fees, and respectfully prays that action of the Official/Zoning Officer be reversed
or modified as the facts may be determined; and states that the proper notice will be
sent to all property owners of property situated within 200 feet of the property
affected.

NAME: _____

ADDRESS: _____

PHONE NUMBER _____

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

Notary Public

TO THE TOWNSHIP BOARD OF ADJUSTMENT OR PLANNING BOARD:

The undersigned owners of the premises described hereby make application for application for the following:

- A. To reverse the Zoning Official's decision based on the Township of Fairfield Zoning Ordinance.
- B. Hear and decide requests for interpretation of the zoning map or ordinance or for decisions upon other special questions.
- C. To secure a variance to avoid other hardship without violating district use regulations.
- D. To secure a variance district use regulations.

If item A has been checked:

- (1) A copy of this appeal has been filed with the Zoning Official.
- (2) Attached hereto is a complete copy of the application.

The following is a statement of the grounds of the appeal. The Zoning Official erred in his determination because:

If Item B has been checked, the following items shall be indicated on a plan signed and sealed by a licensed land surveyor or of the State of New Jersey.

- A key map showing location of tract to be considered, properties within 200 feet of the subject site and zoning district boundaries.
- The boundaries of each adjacent parcel and the location of building thereon.
- Provide a zoning table comparing all existing and proposed area, yard and building regulations for the subject site.
- All other survey information as required by standard acceptable practice.
- A certificate of ownership showing that such lot was in single ownership on or prior to April 19, 1976.

If this application involves an industrial or commercial site plan, all items indicated on the site plan check list Forms 3 or 5 or 7 shall be provided.

If item C has been checked:

- (1) The following is a statement of the exceptional narrowness, shallowness, shape or topographical condition or other extraordinary or exceptional situation or condition of extraordinary or exceptional situation or condition of the lot: _____

- (2) The following is a statement of the peculiar and exceptional practice difficulties and exceptional and undue hardship resulting therefrom and from the strict application of the regulations of the Zoning Ordinance thereto: _____

- (3) The following is a statement of the variance sought: _____

If Item D has been checked:

- (1) The following is a statement of the variance sought: _____

- (2) The following is a statement of the special reasons for which the variance is sought: _____

PLEASE TAKE NOTICE

That the undersigned has (have) applied to the () Board of Adjustment () Planning Board of the Township of Fairfield to:

- (A) _____ To reverse the Zoning Official's decision based on the Township of Fairfield Zoning Ordinance.
- (B) _____ Hear and decide requests for interpretation of the zoning map or ordinance or for decision upon other special questions.
- (C) _____ To secure a variance to avoid other hardship without violating district use regulations.
- (D) _____ To secure a variance violating use regulations.

Statement of specific request: _____

The Address of the Property in Question is: _____

_____ and is within 200 foot radius of your property. It is described as Lot (s) _____ in Block _____ as shown on the Tax Map of the Township of Fairfield. The said application will come up for hearing before the Planning Board () Board of Adjustment () at a meeting to be held on _____ at _____ P.M. in the Municipal Building, 230 Fairfield Road, Fairfield, New Jersey. You may appear in person or by agent or attorney and present any objections which may have to granting of this request.

All documents relating to this application may be inspected by the public between the hours of 8:30 a.m. and 4:30 p.m. in the office of the Secretary of the Board in the Municipal Building at 230 Fairfield Road, Fairfield, New Jersey. This notice is sent to you by the applicant, by order of the Board of Adjustment () Planning Board ().

Dated _____
Township of Fairfield, N.J.

(Signed)

(Signed)

ADVERTISEMENT

TOWNSHIP OF FAIRFIELD

PLEASE TAKE NOTICE that the undersigned has (have) applied to the Board of Adjustment () Planning Board () of the Township of Fairfield for the following variance:

The Address of the Property in Question is _____

And is described as Lot (s) _____ in Block _____ as Shown on the Tax Map of the Township of Fairfield, The application will come up for a hearing before the Board of Adjustment () Planning Board () at a regular meeting to be held on _____, 20 _____ at _____ p.m. in the Municipal Building, 230 Fairfield Road, Fairfield, Essex County, New Jersey.

All documents relating to this application may be inspected by the public between the hours of 8:30 a.m. and 4:30 p.m. in the office of the Secretary of the Board in the Municipal Building at 230 Fairfield Road, Fairfield, New Jersey.

Dated _____
Township of Fairfield, N.J.

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY

SS:

COUNTY OF ESSEX:

_____ of full age, being duly sworn according to law on oath

Deposes and says, that the deponent resides at _____ in the

Municipality of _____ in the County of _____ and is the

Owner in fee of all the that certain lot, piece or parcel of land situated, and designated.

(Owner to sign here)

AUTHORIZATION

(If anyone other than the above owner is making this application, the following authorization must be executed.)

To the Board of Adjustment () Planning Board ()

_____ is hereby authorized to make the within application.

***OWNER IS RESPONSIBLE FOR ANY ESCROW SHORTAGES NOT PAID BY APPLICANT.**

Dated _____

(Owner to sign here)

Sworn and subscribed to before me

This _____ day of _____ 20 _____.

Notary Public

STATE OF NEW JERSEY

SS:

COUNTY OF ESSEX:

_____ being o full age and duly sworn on this oath

says that:

I am the applicant named in, and who signed the annexed application for variance to the Township of Fairfield, in the County of Essex, State of New Jersey.

I have completely familiarized myself with the requirements of this application and the Zoning Ordinance of the Township of Fairfield.

The foregoing application and each statement made in it in word, or by marginal checkmark, and all the information supplied in the supporting data furnished in the sheets thereto, is true except as to data compiled for the applicant buy licensed engineers, land surveyors, architects and attorneys, which applicant believes to be true.

(Applicant)

Sworn and subscribed to before me

This _____ day of _____ 20 _____.

Notary Public

(ORIGINAL)

AFFIDAVIT

PROOF OF SERVICE OF NOTICES UPON PROPERTY OWNERS MUST BE FILED AT LEAST TEN DAYS PRIOR TO MEETING OR CASE WILL NOT BE HEARD.

STATE OF NEW JERSEY:

SS:

COUNTY OF ESSEX:

_____ of full age, being duly sworn according to law, deposes and says, that they he resides at _____ in the municipality of _____ County of _____ and state of _____ that _____ is the applicant in a proceeding before the () Board of Adjustment () Planning Board () of the Township of Fairfield, N.J. for relief of the requirements under the Zoning Ordinance, and relates to premises _____: that on _____, 20 _____ he gave written notice to the hearing on this application to each and all of the owners of property affected by said application, according to the attached lists, and in the manner indicated thereon and has stated the purpose of the request is as follows:

(Applicant)

Sworn and subscribed to before me

This _____ day of _____ 20 _____

Notary Public

FOR ALL APPLIATIONS FOR NON-CONFORMING USE

1. Applicant shall file 16 copies of his letter requesting a "CERTIFICATE OF NON-CONFORMING USE" from the Zoning Official and 16 copies of the denial letter.
2. Applicant shall file for an "A" variance and all applicable fees and escrow must accompany the application.
3. Applicant shall submit 16 copies of TAX MAP(s) indicating the property in question and all properties within 200 feet.
4. Applicant shall submit a written statement of fact to substantiate applicant's the presently existing use pre-existed the zoning ordinance or the zoning ordinance amendment which made the use non-conforming. The applicant should further set forth in the statement proofs to support applicant's contention that the present non-conforming use has not substantially changed since its inception. (At the time of the hearing the applicant will be required to produce testimony and/or evidence to prove these contentions.)
5. Site Plan is not required.
6. Environmental Impact Statement is not required.