FORM: H.APP.5.1.16

CITY OF HOBOKEN

PLANNING BOARD & BOARD OF ADJUSTMENT

94 Washington Street, Hoboken, NJ 07030

APPLICATION FOR DEVELOPMENT

For office use only:

Date/Time Received: _____ Application No.: _____

Certified Complete: _____ ☐ Planning Board ☐ Board of Adjustment

1. PROPERTY INFORMATION:

Property Address: _____ Block: _____ Lots: _____

Zone District: _____ Overlay: _____ Tax Map No: _____

Present Use / Description:

Have there been any previous, known applications involving these premises? ☐ Yes ☐ No
If yes, nature of application, date and determination:

Is there adjacent property in common ownership? ☐ Yes ☐ No If yes, address of property and description of its present use:

Are there any restriction, covenants, easements, association by-laws, existing or proposed on the property?

☐ Yes [copies must be attached to the application] ☐ No ☐ Proposed [describe nature of agreement and status below]

2. APPLICANT INFORMATION:

☐ Corporation/LLC ☐ Partnership ☐ Individual

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-mail: _____

Applicant's signature:

3. OWNER INFORMATION:

☐ Corporation/LLC ☐ Partnership ☐ Individual

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-mail: _____

Owner's signature:

4. OWNERSHIP DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55d-48.1, the names and addresses of all persons owning 10% or more of the stock in a corporate applicant or 10% or greater interest in any partnership application must be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns 10% or more interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attache additional pages as necessary to comply).

Additional pages attached: ☐ Yes ☐ No

Name:		Address:		% Interest:	
Name:		Address:		% Interest:	
Name:		Address:		% Interest:	
Name:		Address:		% Interest:	
Name:		Address:		% Interest:	

5. APPLICANT'S ATTORNEY (Corporations must be represented by an attorney):

Name: Address:

Phone: Fax: E-mail:

6. APPLICANT'S ARCHITECT:

Name: Address:

Phone: Fax: E-mail:

7. APPLICANT'S ENGINEER (if applicable):

Name: Address:

Phone: Fax: E-mail:

8. APPLICANT'S PLANNER (if applicable):

Name: Address:

Phone: Fax: E-mail:

9. NATURE OF THE APPLICATION (check all applicable items):

☐ Conceptual Subdivision Plan	☐ Conceptual Site Plan	☐ Conditional Use Approval
☐ Minor Subdivision	☐ Minor Site Plan	☐ "C" Variance(s)
☐ Major Subdivision; Preliminary	☐ Site Plan; Preliminary Residential	☐ "D" Variance(s)
☐ Major Subdivision; Final	☐ Site Plan; Preliminary Non-Residential	☐ Appeal of Administrative Decision
☐ Amendment to Approved Plat	☐ Site Plan Approval; Final	☐ Interpretation of Zoning Map or Ord.
☐ Wireless Telecommunication App.	☐ Amendment to approved Site Plan	☐

Other: _____

10. BRIEF DESCRIPTION OF PROJECT (Indicate type of use proposed, size of structure, hours of operation, number of employees, number of parking spaces, number of dwelling units, intention to sell or rent, and any other information for consideration of this application):

11. DOES THIS APPLICATION COMPLY WITH ALL REQUIREMENTS OF THE ZONE? If not, list all areas of noncompliance, the article, section and variance(s) requested and state the principal points on which the variance request is made. (Attach additional sheet if necessary, and note the attachment below.)

12. CHECK ALL OTHER PERMITS OR APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE OR FEDERAL LAW AND THE STATUS OF EACH:

☐ NJ Department of Environmental Protection	☐ Approved	☐ Pending Approval	Date Submitted:
☐ NJ Department of Transportation	☐ Approved	☐ Pending Approval	Date Submitted:
☐ Hudson County Division of Planning	☐ Approved	☐ Pending Approval	Date Submitted:
☐ North Hudson Sewerage Authority	☐ Approved	☐ Pending Approval	Date Submitted:
☐ Hoboken Water Service (United Water)	☐ Approved	☐ Pending Approval	Date Submitted:
☐ Hoboken Flood Plain Administration	☐ Approved	☐ Pending Approval	Date Submitted:
☐ Hoboken Historic Preservation Commission	☐ Approved	☐ Pending Approval	Date Submitted:
☐ Hoboken Shade Tree Commission	☐ Approved	☐ Pending Approval	Date Submitted:
☐ _____	☐ Approved	☐ Pending Approval	Date Submitted:

ZONING BOARD OF ADJUSTMENT APPLICATION FOR APPEAL, INTERPRETATION OR VARANCE

In addition to sections 1-12 and 18, applicants to the Zoning Board of Adjustment must also completed sections 13 thru 16 (as applicable).

13. WHAT IS THE NATURE OF THIS BOARD OF ADJUSTMENT APPLICATION (check all that apply):

- ☐ Appeal from Zoning Officer based on or made in the enforcement of the zoning ordinance subject to N.J.S.A. 40:55D-70a (complete section 14)
- ☐ Interpretation of the zoning map or ordinance subject to N.J.S.A. 40:55D-70b (complete section 14)
- ☐ Certification of a non-conformity subject to N.J.S.A. 40:55D-68 (complete section 14)
- ☐ Hardship variance subject to N.J.S.A. 40:55D-70c(1) (complete sections 15 and 17)
- ☐ Flexible variance subject to N.J.S.A. 40:55D-70c(2) (complete sections 15 and 17)
- ☐ Variance for principal structure or use not permitted in the zone subject to N.J.S.A. 40:55D-70d(1) (complete sections 16 and 17)
- ☐ Expansion of a non-conforming structure or use subject to N.J.S.A. 40:55D-70d(2) (complete sections 16 and 17)
- ☐ Deviation from conditional use standards subject to N.J.S.A. 40:55D-70d(3) (complete sections 16 and 17)
- ☐ Increase in floor-area-ratio subject to N.J.S.A. 40:55D-70d(4) (complete sections 16 and 17)
- ☐ Increase in permitted density subject to N.J.S.A. 40:55D-70d(5) (complete sections 16 and 17)
- ☐ Height of a principal structure subject to N.J.S.A. 40:55D-70d(6) (complete sections 16 and 17)

14. APPLICATIONS FOR APPEAL, INTERPRETATION OR CERTIFICATION OF NON-CONFORMITY; in the space provided below, please list all documents attached hereto.

A. For appeals, attached documents must include a written statement of fact including pertinent dates, history of the property, and ordinance references, and a copy of the of the decision of the Zoning Officer.

B. For interpretations; attached documents must include a statement of interpretation of the map or ordinance in question, a copy of the zoning map or ordinance section subject to interpretation, and a copy of prior administrative decisions on subject property.

C. For certification of non-conformity, attachments must include a history of the property with substantiating documents, photographs, and any other materials providing proof that the non-conformity existed prior to adoption of the Ordinance.

D. If an application for variance is being submitted simultaneously with an application for appeal or interpretation, the application shall be completed, and all required documents submitted as if applying for the necessary "C" or "D" variances. Documents related to the appeal or interpretation should be submitted as a subset of the variance application.

15. APPLICATIONS FOR "C" VARIANCE (pursuant to N.J.S.A. 40:55D-70c(1) or (2)) COMPLETE THE FOLLOWING:

What are the exceptional circumstances or conditions applicable to the subject property preventing reasonable development and use of the property that do not apply generally to other properties in the same zone?

Describe the benefits that the proposed development application will provide to the community:

State how the proposed development application can be granted without substantial detriment to the public good:

State how the proposed development application can be granted without substantially impairing the intent and purpose of the Master Plan and Zoning Ordinance:

16. APPLICATIONS FOR "D" VARIANCE (pursuant to N.J.S.A. 40:55D-70d(1) thru (6)) COMPLETE THE FOLLOWING (attach additional pages only if necessary):

In the space provided below, identify each variance requested in conjunction with this application, the exact nature of each variance must be indicated and the statutory basis upon which the application is being made so noted.

State how the proposed development application can be granted without substantial detriment to the public good:

State how the proposed development application can be granted without substantially impairing the intent and purpose of the Master Plan and Zoning Ordinance:

17. ZONING BOARD OF ADJUSTMENT RIGHT OF ENTRY CONSENT:

I / We:

As owner(s) of Lot(s): in Block:

as shown on the Tax Map of the City of Hoboken which is the subject of an application for development to the Hoboken Zoning Board of Adjustment, do hereby consent to have the property inspected by members of the Zoning Board of Adjustment, consultants to the Zoning Board and/or other officials of the City of Hoboken pertaining to this application.

Applicant's signature:

Date:

Owner's signature:

Date:

18. CERTIFICATION AND SIGNATURES (all applicants):

A. AFFIDAVIT OF APPLICANT:

State of New Jersey :
: ss
County of _____ :

I, *(print name)* _____, of full age, being duly sworn according to law, on oath deposes and says, that all of the above statements and the papers submitted herewith are true.

Signature of Applicant: _____ Date: _____

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

_____

B. AFFIDAVIT OF OWNERSHIP:

State of New Jersey :
: ss
County of _____ :

I, *(print name)* _____, of full age, being duly sworn according to law, on oath deposes and says, that the deponent resides at _____ in the City of _____, in the County of _____, and the State of _____, that _____ is the owner of all that certain lot, piece of land, situated, lying, and being in the municipality aforesaid, and known and designated as _____

_____

Signature of Applicant: _____ Date: _____

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

_____

C. AUTHORIZATION OF OWNER:

If anyone other than the above owner is making this application, the following authorization must be executed. If the applicant is the owner of the property, this section should be left blank.

To the Planning Board / Zoning Board of Adjustment of the City of Hoboken:

As property owner, I do hereby authorize _____ to make the within application.

Signature of Owner: _____

Date: _____