

Notice Property Owner

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED HAS APPLIED TO THE LAND USE BOARD OF THE TOWN OF CLINTON FOR A VARIANCE FROM THE TERMS OF THE ZONING ORDINANCE OF THE TOWN OF CLINTON TO PERMIT:

ON THE PROPERTY KNOWN AS BLOCK _____ LOTS (S) _____

ADDRESS _____

WHICH IS WITHIN 200 FEET OF PROPERTY OWNED BY YOU.

THE APPLICANT WILL SEEK RELIEF IDENTIFIED ABOVE AT THE TIME OF THE HEARING AS WELL AS ANY AND ALL OTHER RELIEF WHICH THE BOARD MAY DETERMINE IS NECESSARY.

A HEARING ON THIS APPLICATION WILL BE HELD BY THE LAND USE BOARD OF THE TOWN OF CLINTON IN THE MUNICIPAL BUILDING, 43 LEIGH STREET, CLINTON NJ ON _____ EVENING

_____, 20____, AT 7:00PM. ALL INTERESTED PARTIES WILL BE HEARD.

YOU MAY REVIEW THE APPROPRIATE FILES DURING NORMAL BUSINESS HOURS 9:00AM TO 3:00PM MONDAY THROUGH FRIDAY AT THE OFFICE OF THE BOARD SECRETARY MUNICIPAL ANNEX BUILDING 47 LEIGH STREET, CLINTON NJ 08809

APPLICANT

DATE:

Legal Advertisement in Newspaper

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APPLICANT

DATE:

Affidavit

STATE OF NEW JERSEY

COUNTY OF HUNTERDON

} SS.

_____ OF FULL
AGE BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE
RESIDES AT _____ IN THE
_____ OF _____ COUNTY
OF _____ AND THE STATE OF _____, THAT
_____ HAS SUBMITTED AN APPLICATION TO THE LAND
USE BOARD FROM THE TERMS OF THE ZONING ORDINANCE OF THE TOWN OF
CLINTON, IN CONNECTION WITH THE PROPERTY KNOWN AS BLOCK _____
LOT (S) _____ ADDRESS _____

**AND THAT WRITTEN NOTICE OF THE HEARING ON THIS APPLICATION WAS
GIVEN TO EACH AND ALL OF THE OWNERS OF PROPERTY AFFECTED, IN THE
FORM ATTACHED, AND ACCORDING TO THE ATTACHED LISTS, AND IN THE
MANNER AND ON THE DATES INDICATED THEREON.**

SIGNATURE _____

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS _____ DAY OF
_____, 20____

NOTARY PUBLIC _____

**Town of Clinton
VARIANCE APPLICATION**

No. _____ (date filed) _____ Fee deposited _____ Attorney ID # _____

(DO NOT WRITE ABOVE THIS LINE)

INSTRUCTIONS

Application for appeals to the Land Use Board of The Town of Clinton must be made on this form and filed with the Secretary of the Board along with Twenty (20) Copies of Plot Plan/ Site Plan.

Additional information may be required by the Board.

After filing the application you will be notified of the date the hearing will be held on your application together with detailed instructions concerning the procedure you must follow to give notice of the hearing to adjoining property owners.

In the event a variance is granted, you are hereby notified that said variance shall expire unless work is commenced and diligently prosecuted within nine (9) months from the date of the granting of the variance.

1. Name of Applicant: _____

Address: _____ Phone _____

2. Name & address of present owner (if other than No.1 above)

3. Interest of applicant if other than owner: _____

4. Description of property: _____

How Zoned: _____

Street Address: _____

Tax Map Block No. _____ Lot No: _____

Size of Lot: _____ Size of Building _____

Number, Size & Use of accessory buildings: _____

Height of Building: _____ #of Stories: _____

Setback from front property line: _____ feet Rear yard: _____ feet.

From side lot lines: _____ feet, and _____ feet.

Prevailing setback of adjoining buildings with block: _____

5. Attach a plot plan showing the block and lot numbers, dimensions of lot, dimensions of present and proposed structures, and location of all structures in relation to all other structures and to property lines and plans of any proposed buildings.

6. Specify the relief sought from the Board under NJSA. 40:55D- 70 et seq.

7. Has there been any previous appeal involving these premises? If so, state character of appeal and date of disposition.

8. If variance is under NJSA. 40:55D-70 (c) give details on any of the following which may apply:

(a) Exceptional narrowness, shallowness, or slope of property:

(b) Exceptional topographic conditions:

(c) Other extraordinary and exceptional situations or conditions of the property:

(d) Exceptional and undue hardships upon the owner of property:

9. If the use is not permitted in the zone NJSA 40:55D-70(d)-specify the details on the following:

(a) How this is a particular case:

(b) What are the special reasons for the variance:

10. Specify how the relief requested, if granted, can be granted without substantial detriment to the public good and without substantially impairing the intent and plan of the zoning ordinance, and how it would affect the following purposes of zoning.

(a) To Lessen congestion in the streets:

(b) Secure safety from fire, flood, panic and other dangers:

(c) Promote health, morals and the general welfare:

(d) Provide adequate light and air:

(e) Prevent the overcrowding of land or buildings:

(f) Avoid undue concentration of population:

(g) Other:

11. The applicant does hereby grant an extension of time from the date within which the Land Use Board must act on this application for a period of _____.

Authorization

If anyone other than the owner is making the application, the following authorization must be executed:

To: Land Use Board

_____ is hereby authorized to make the attached application to the Land Use Board.

Signature of owner:

Date:

Sign Variance Application Fee \$25.00

****If you do not meet the below conditions- Application Fee is \$100.00 per variance request"**

Applications to the Land Use Board for relief from the Land Use Code of the Town of Clinton where **all of the below conditions are met shall not be required to establish an escrow account** or any associated escrow agreement or initial escrow deposit, unless determined to be necessary by the Zoning Board of Adjustment due to a determination that the input of Board Professionals is needed.

All other applications to the Land Use Board shall require an escrow account and the associated escrow agreement and initial escrow deposit.

[1] The only relief from the Land Use Code requested pertains to one or more signs;

[2] The application does not require site plan or subdivision approval;

[3] The applicant is not proposing a ground sign;

[4] The applicant is not proposing a wall sign which is equal to or greater than 60 square feet; and

[5] The applicant is not proposing any internally illuminated signs. Note that this does not include neon and LED signs.

PLEASE BE ADVISED THAT THE NOTICE IN THE NEWSPAPER MUST APPEAR AT LEAST 10 DAYS PRIOR TO YOUR SCHEDULED PUBLIC HEARING. ALL NOTICES TO THE 200-FOOT LIST AND PUBLIC UTILITIES MUST BE SENT BY CERTIFIED MAIL AT LEAST 10 BUSINESS DAYS PRIOR TO YOUR SCHEDULED PUBLIC HEARING. THE 200 FOOT LIST IS OBTAINED THRU THE CLERKS OFFICE.

Items to be delivered to the office by the Friday before the Tuesday Meeting:

- 1). Copy of notice sent to all public utilities, residences & businesses on the 200 foot notice that was supplied by the Town Clerk.
- 2). Original Affidavit signed and notarized
- 3). Copy of notice sent to the newspaper and the notarized form from the newspaper.
- 4). Copy of the 200-foot list supplied by the Town Clerk
- 5). Original white certified receipts

If you have any questions please contact the Board Secretary Allison Witt at 908-735-2275.