

**INSTRUCTIONS/GUIDE FOR RESIDENTIAL BULK VARIANCE, ACCESS VARIANCE AND
FAR VARIANCE APPLICATIONS**
Wayne Township Zoning Board of Adjustment

1. Filling out the Forms; Checklist
 - A. Be sure you are using the correct application form and checklist. The correct form is called “Land Development Application for Residential Bulk, Access, and/or Floor Area Ratio Standards.” [Form 1] The proper checklist is entitled, “Checklist for Access, Bulk, and/or Residential FAR Applications.” [Form 2]
 - B. Fill out the application form completely. Do not leave any spaces blank. If any portion of the application form is not applicable to the proposed development, write “N/A” in that portion of the form.
 - C. Give the checklist to your professional engineer/surveyor/architect to have him/her follow during the preparation of your plans. This checklist is not a guideline. It is a listing of the required items to be shown on the plan you submit with your application. The Township staff uses the same checklist to review your application for completeness. The staff does not have the authority to overlook or waive any checklist items. Therefore, if checklist item(s) are missing, the staff must declare the application incomplete. An incomplete application is returned to you for you to address the cited deficient checklist items.
 - D. However, your particular case may warrant requests for checklist waivers – for checklist items that simply do not apply to your development application. Do not leave these checklist items blank. Indicate in the proper column on the checklist that you are requesting the checklist waiver. The reviewing staff cannot assume that you need, or are asking for, a checklist waiver if you have not specifically indicated so in the space provided. [Note: The Board hears requests for Checklist waivers once all other items are found to be in order (see item 4 below).]
 - E. Fill out the Floor Area Ratio worksheet [Form 3a] and Impervious Lot Coverage Calculations worksheet [Form 3b] or have your professional do it for you.
 - F. Fill out the Request for an “Official Tax Search for Municipal Liens” [Form 4] and return it to the Tax Collector. The document you receive from the Tax Collector is then made a part of the application for the variance.
 - G. Your project might require compliance with the Environmental Protection (EP) ordinance. This EP regulation is applicable to any subdivision or site plan application, grading permit or building permit, including additions, pools, decks, paving and grading in excess of 250 square feet. If that is the case, then fill out the Engineering Division’s Environmental Protection Standards form [Form 5]. For help with this form, please contact the Engineering Division directly at 973-694-1800, x3336. If your project does not meet the provisions of the EP ordinance, you must seek a waiver as part of this application.
 - H. Calculate the fees using the Application Fee Form [Form 6].
 - I. Certain types of variance applications require that you attempt to alleviate or eliminate the variance by buying adjacent, vacant property or selling to adjacent property owners your vacant lot. You should be prepared to provide testimony regarding this at your hearing.

2. Submission Package

Submit to the Planning Department the proper fee amount and 15 collated packages of the following (more details are provided on the Checklist for Access, Bulk and/or Residential FAR Variances):

- A. the Application forms;
- B. the architectural (or deck, shed or fence) plans;
- C. the property surveys;
- D. the site plans, folded;
- E. the certification from an architect confirming that the existing foundation can support the addition/add a level (if same is proposed);
- F. the Official Search for Municipal Liens;
- G. the Floor Area Ratio (FAR) and Impervious Lot Coverage Calculations sheet;
- H. the land use map;
- I. the site data box;
- J. Environmental Protection (EP) calculations (if necessary). An EP analysis is applicable to any subdivision or site plan application, grading permit or building permit, including additions, pools, decks, paving and grading in excess of 250 square feet.

State law provides the Township with 45 days in which to review an application for completeness.

3. If your application is declared incomplete

If your application is incomplete, you will be notified, in writing, which checklist items are missing. Upon receipt of such a letter declaring your application incomplete, you would address the deficiencies and submit the new and/or revised materials to the Planning Department for review. If items that were previously declared incomplete are still missing, you will receive another letter advising you that the application is incomplete.

4. If your application can be considered complete (with the exception of the requested checklist waivers)

- A. You will receive a letter advising you of the date for which the checklist waivers and application are scheduled on the Board's agenda.
- B. The letter will contain further instructions regarding statutory notice requirements and procedures.
- C. At the hearing, the Board will first hear your request for checklist waivers. If the checklist waivers are granted, the application is declared complete as of that date and the Board continues with your application to hear the actual variance request. If one or more the checklist waivers are denied, your case will be concluded for that evening. You then must provide the deficient items to the Planning Department before the Department can re-schedule your application on the Board's agenda.
- D. You should be aware that the Board might have a heavy agenda and the Board might not be able to reach your scheduled application. If this happens, the Board will announce the date to which the application is carried.

5. If your application can be declared complete

- A. You will receive a letter advising you of the date on which the application was declared complete. This letter will also advise you of the date for which the application is scheduled on the Board's agenda.
 - B. The letter will contain further instructions regarding statutory notice requirements and procedures.
 - C. You should be aware that the Board might have a heavy agenda and the Board might not be able to reach your scheduled application. If this happens, the Board will announce the date to which the application is carried.
6. After the hearing at which your case is decided, if approved
- A. The Board has 45 days in which to memorialize a resolution, which sets forth the approval granted, the reason for the approval and conditions of the approval. Typically, this memorialization occurs at the following month's meeting.
 - B. After the Board memorializes the resolution, the Board secretary must publish the notice in the newspaper ("Notice of Decision").
 - C. State law provides for a 45-day appeal period, running from the date of publication of the Notice of Decision.
 - D. Once the appeal period is over, you are eligible to get your building permit, assuming you have met all conditions of approval. You should be addressing your conditions of approval during this 45-day appeal period. The Township cannot issue the permit if there are conditions that have not yet been met.
7. After the hearing at which your case is decided, if denied
- A. The Board has 45 days in which to memorialize a resolution, which sets forth the denial and the reason for the denial. Typically, this memorialization occurs at the following month's meeting.
 - B. After the Board memorializes the resolution, the Board secretary must publish the notice in the newspaper ("Notice of Decision").
 - C. State law provides for a 45-day appeal period, running from the date of publication of the Notice of Decision, during which any interested party may appeal to the Superior Court the Board's decision with respect to a bulk or access variance. If you wish to appeal the Board's decision regarding bulk or access variances, you must do so within this 45-day appeal period.
 - D. If you wish to appeal a denial regarding the FAR use variance, the appeal is made to the Superior Court and must be filed within 45 days of the date of publication of the Notice of Decision.
 - E. The Applicant should also be aware that if an interested party wishes to appeal an approval regarding the FAR use variance, they have two options. They may appeal the Board's decision with the Township Council or the Superior Court.
 - (1) Use variance appeals to the Council must be filed within 10 days of the publication of the Notice of Decision.
 - (2) Use variance appeals to the Superior Court must be filed within 45 days of the publication of the Notice of Decision.

8. Summary of Time Periods

- A. 45 days: statutory time period in which the Township has to perform the completeness review, commencing on the day the application is filed with the Planning Department.
- B. 45 days: statutory time period in which the Township has to perform the completeness review of the submission of new and/or revised materials (submitted in response to a letter from the Planning Department declaring the application incomplete), commencing on the day the new and/or revised materials are filed with the Planning Department.
- C. 120 days: statutory time period in which the Board has to render a decision on your application, commencing on the date the application is declared complete. This 120-day time period may be extended by the Applicant.
- D. 45 days: statutory time period in which the Board has to memorialize a resolution of approval or denial.
- E. 45 days: statutory time period in which an interested party has to appeal the Board's decision on bulk variances, access variances, and use variances before the Superior Court, commencing from the date of publication of the Notice of Decision.
- F. 10 days: statutory time period in which an interested party has to appeal the Board's decision on use variance approvals, if appealing to the Township Council, commencing from the date of publication of the Notice of Decision.
- G. one year: length of time you have to begin construction, commencing from the date of publication of the Notice of Decision.

Any questions regarding these instructions, forms or procedures should be addressed to:

The Wayne Township Planning and Zoning Department
475 Valley Road
Wayne, NJ 07470

www.waynetownship.com

(ph) 973-694-1800, x 3282 (fax) 973-872-0586

Monday – Friday, 8:30 a.m. to 4:30 p.m.

Tuesday, 8:30 a.m. to 7:00 p.m.

John P. Szabo, Jr., P.P., AICP
Township Planner

Linda Lutz, P.P., AICP
Assistant Township Planner

Brad Gibbons, Zoning Officer
Debbie Hunziker, Secretary

**WAYNE TOWNSHIP DEPARTMENT OF PLANNING
LAND DEVELOPMENT APPLICATION FOR RESIDENTIAL
BULK, ACCESS, AND/OR FLOOR AREA RATIO STANDARDS**

Form 1

The undersigned, as Applicant/Owner of the subject property listed below hereby makes application to the Township of Wayne Board of Adjustment for relief from residential zone requirements relating to lot area, setback or impervious coverage requirements of the Township Zoning Ordinance pursuant to N.J.S.A. 40:55D-70c(1) or c(2) and/or N.J.S.A. 40:55D-70d(4) Use Variance for floor area ratio and applicable laws of the Township of Wayne.

1. APPLICANT INFORMATION

Name: _____

Mailing Address: _____
Street Town Zip

Telephone (include e-mail if desired): _____ / _____
Daytime phone E-mail

Applicant is a: (check applicable status)

____ Corporation ____ Partnership ____ Individual (s) ____ Other _____
(please specify)

Relationship of applicant to property (check applicable status):

____ Owner ____ Contract purchaser ____ Lessee ____ Other _____
(please specify)

If applicant is represented by an attorney:

Attorney's Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

E-mail: _____

2. SUBJECT PROPERTY INFORMATION

Subject Property Owner's Name: _____

Wayne Street address of the subject property: _____

Tax Map Block(s): _____ Lot (s): _____ Lot Area: _____

Zone District: _____

Please list prior applications or municipal actions regarding this property: _____

3. NATURE OF APPLICATION: This is an application for a variance from the strict application of the Township of Wayne Zoning Ordinance for a use permitted in the Zone in which the property is located. The proposed construction is contrary to the following provisions of Chapter 134 (the Zoning Officer should be consulted to determine the appropriate sections). You may attach additional sheets if needed.

Project Description:

Relief Requested:

<u>Ord Section</u>	<u>Item</u>	<u>Required</u>	<u>Proposed</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

4. ENVIRONMENTAL PROTECTION ORDINANCE

Is proposed construction in compliance with the Township’s Environmental Protection Ordinance? If not, please cite the requested relief in the above chart.

5. VERIFICATION AND AUTHORIZATION

Owner’s Statement: I, the undersigned, being the owner of the property described in this application, hereby consent to the making of this application and the approval of the plans submitted. I hereby authorize members of the Land Use Board and its staff to conduct a site visit of the premises that are the subject of this application.

 Property Owner’s Name (PRINTED) Property Owner’s Signature Date

Applicant’s Statement: I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are, to the best of my knowledge, true and accurate.

 Applicant’s Name (PRINTED) Applicant’s Signature Date

Sworn and Subscribed before me

_____ day of _____
 Month Year

 (Notary)

Checklist for Access, Bulk and/or Residential FAR Variances

ADMINISTRATIVE ITEMS

		<u>Mark W if waiver requested</u>	<u>Provided Yes/No</u> <i>(This column Twp use only)</i>
1.	Payment of required fees	_____	_____
2.	15 collated packages of:	_____	_____
	a. Completed Bulk Variance Application form with applicant's notarized signature (one original plus 14 copies)	_____	_____
	b. <u>for new homes/additions</u> : 15 architectural plans (all 15 of them sealed if prepared by an architect) showing:		
	(1) existing floor plans of house, with rooms labeled and outside wall to outside wall dimensions provided	_____	_____
	(2) proposed floor plans, with rooms labeled and outside wall-to-outside wall dimensions provided	_____	_____
	(3) rendering of the structure (all sides)	_____	_____
	-and/or-		
	<u>for decks</u> : 15 deck construction plans	_____	_____
	-and/or-		
	<u>for sheds/fences</u> : 15 shed/fence plans showing dimensions (height, length, width) and exterior rendering	_____	_____
	c. 1 sealed, current property survey (upon which the site plan is based) and 14 copies	_____	_____
	d. 15 site plans (all of them sealed if prepared by an architect, planner or engineer)	_____	_____
	e. A sealed certification from an architect or engineer confirming that the existing foundation/story can support the addition/add-a-level, if one is proposed (one sealed original and 14 copies) (if applicable)	_____	_____

**Mark W
if waiver
requested**

**Provided
Yes/No**
*(This column
Twp use only)*

- f. Official Search for Municipal Liens _____
- g. FAR and Impervious Lot Coverage Calculations sheet sealed if prepared by professionals (one sealed and 14 copies) _____
- h. Land Use map _____
- 3. The architectural plans, the survey, and the site plan shall be signed and sealed by the proper New Jersey licensed professional in accordance with N.J.A.C. (Architectural plans and site plans may be prepared by the homeowner, but said preparation shall be so indicated on said plans.) _____
- 4. Site Data box, indicating the zone in which the property lies, comparing the required bulk to the proposed criteria _____
- 5. EP calculations pursuant to Article VI of the Township's ordinances (if necessary) _____

Site Plan Criteria

- 6. Current block and lot numbers of the subject property _____
- 7. Date of plan preparation _____
- 8. Date(s) of plan revisions _____
- 9. Square footage of the property _____
- 10. Written scale _____
- 11. Site plan shall be drawn at a scale of 1"=10', 1"=20' or 1"=30' using an engineer's scale _____
- 12. North arrow _____
- 13. Locations of all proposed structures/additions _____
- 14. Outside wall to outside wall dimensions of all sides of all proposed structures/additions _____
- 15. Minimum setbacks of all existing buildings to all property lines _____

	<u>Mark W if waiver requested</u>	<u>Provided Yes/No</u> <i>(This column Twp use only)</i>
16. Minimum setbacks of all proposed buildings to all property lines	_____	_____
17. Details, heights and locations of proposed fences	_____	_____
18. Dimensions of lot	_____	_____
19. Locations of existing driveways	_____	_____
20. Locations of proposed driveways	_____	_____
21. Grading plan when changes in contour are proposed	_____	_____
22. A note on the plans indicating that the existing structure or structures are to remain, be wholly demolished or be partially demolished, as the case may be. If partial demolition is proposed, clearly identify the portion of the structure(s) to be demolished.	_____	_____
23. Flood plain (if applicable)	_____	_____
24. Wetland Areas (if applicable)	_____	_____

township of wayne

475 Valley Road
Wayne, New Jersey 07470
www.WayneTownship.com
Phone: 973-694-1800
Fax: 973-694-9385
PLANNING DEPARTMENT

July 28, 2006

Dear Homeowner/Contractor/Architect:

The Township of Wayne adopted ordinances regulating the size of homes and amount of impervious coverage in conjunction with residential construction. These regulations apply to any building additions as well as new single family construction, decks, pools and patios. The purpose of the new regulations is to provide clear standards to prevent overbuilding on residential single family properties throughout the Township that might otherwise adversely impact existing neighborhoods. The ordinance also seeks to minimize the amount of paved areas that otherwise create drainage problems or contribute to neighborhood flooding conditions.

To assist you in determining whether you comply with these new regulations, the attached worksheet was prepared to guide you through the process. Please complete or have your professional plan preparer complete the attached form to accompany your building permit so that we can determine compliance with the new regulations. Alternatively, the information may be included on the plan submittal provided that the format of the information is consistent with the form. **Please note that any residential building permit submitted to the Planning Department for zoning compliance review without a completed FAR/Impervious Coverage form or information presented on the drawings will be automatically rejected by this office so please make sure that your building permit information includes this form.**

Your cooperation in submitting the necessary information is greatly appreciated and will help to expedite the review of your building permit application. Any questions can be directed to this office by calling (973) 694-1800, extension 3320.

Yours truly,

John P. Szabo, Jr., PP, AICP
Township Planner

**TOWNSHIP OF WAYNE
DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND IMPERVIOUS LOT COVERAGE CALCULATIONS SHEETS**

**PART I
FLOOR AREA RATIO CALCULATIONS**

These calculations are to demonstrate compliance with Township Floor Area Ratio Requirements pursuant to Chapter 134-32 et seq.

Applicant: _____ Date _____

Property Address: _____ Block _____ Lot _____

Description of Proposed Work: _____

A. Property Size in Square Feet: _____

B. Applicable Maximum Floor Area Ratio (see table below) _____

Zone District	Maximum Floor Area Ratio (FAR)
R-40: 40,000 sf	.22
R-30: 30,000 sf	.24
R-15: 15,000 sf	.25
R-10: 10,000 sf	.28

For substandard lots, apply the following FAR coefficients:

1. For lots 10,000 square feet the applicable FAR shall be 0.28.
2. For lots less than 10,000 square feet but greater than 7,500 square feet, the applicable FAR shall be 0.29.
3. For lots less than or equal to 7,500 square feet but greater than 6,500 square feet, the applicable FAR shall be 0.31.
4. For lots 6,500 square feet or less, the applicable FAR shall be 0.33.
5. For lots greater than 10,000 square feet but less than the minimum requirement of the zone the applicable FAR shall be 0.26.

C. Permitted Floor Area (A x B) (Sq. Ft.) _____

D. Total Post Construction Floor Area (Sq. Ft.) _____

(Not including areas excluded under the term "Gross Floor Area." See definitions on the next page. Garages are not included in the total square-footage calculation.)

NOTE: The square footage calculation in D must be less than or equal to the square footage presented in calculation C or a Use Variance Application before the Board of Adjustment will be required.

Applicant Signature

*Raised seal shall be affixed if calculations were prepared by a licensed architect and/or engineer:

Name (print)

Signature [SEAL]* DATE

Pertinent definitions (ref: § 134-2.2)

Gross Floor Area – as applied to detached single-family dwelling units: all floor areas of the principal residential building, including but not limited to habitable basements or attics, but excluding unenclosed porches, cellars, crawl spaces, unenclosed decks, breezeways, imaginary/intermediate floor levels below cathedral ceilings and any nonhabitable areas. A nonhabitable area shall be one that has no direct walk-in access and has a ceiling height of seven (7) feet or less. All measurements shall be inclusive of the outside walls of the structure.

Habitable Basement – means a space having at least four (4) feet above the average finished grade of the adjoining ground (an average of all sides of the structure).

Habitable Attic Space -- means attic space that has a permanent, fixed stairway as a means of access and egress and in which the ceiling at a height greater than seven (7) feet is 1/3 or more of the floor below, as measured from the floor to the bottom of the roof ridge beam. Habitable attic space is served by a heating system and includes, but is not limited to, space used for living, sleeping, eating or cooking, as well as bathrooms and toilet rooms. Unheated storage and utility spaces are not considered habitable attic space.

October 3, 2011

township of wayne

Office of the Tax Collector
475 Valley Road
Wayne, New Jersey 07470
www.WayneTownship.com
Phone: 973-694-1800
Fax: 973-694-9385
Jelena Jones, Deputy Tax Collector
Extension 3330

TAX SEARCH RULES AND REGULATIONS

YOU MUST COMPLETE **A REQUEST FOR AN OFFICIAL TAX SEARCH FOR MUNICIPAL LIENS** PROVIDED BY THE TAX COLLECTOR'S OFFICE.

THE FEES OF **\$10.00 MUST BE PAID UPON SUBMITTING THE REQUEST** FOR THE SEARCH PER TOWNSHIP OF WAYNE'S ORDINANCE NO. 31-2005 SECTION 134-49.

THE TAX SEARCH WILL BE COMPLETED **WITHIN 15 DAYS** AFTER RECEIPT OF THE REQUEST PER STATE STATUTE N.J.S.A. 54:5-12 AND N.J.S.A. 54:5-13.

ONCE THE SEARCH IS COMPLETED, YOU WILL BE NOTIFIED VIA TELEPHONE OF SUCH COMPLETION AND WILL BE ABLE TO OBTAIN THE CERTIFICATE IN OUR OFFICE.

As always, if you have any questions or need any additional information, please do not hesitate to contact our office.

THANK YOU.

OFFICE OF THE TAX COLLECTOR
TOWNSHIP OF WAYNE

township of wayne

REQUEST FOR AN OFFICIAL TAX SEARCH FOR MUNICIPAL LIENS

DATE: _____

APPLICANT'S NAME: _____

APPLICANT'S PHONE NUMBER: _____

PROPERTY LOCATION: _____

BLOCK: _____ LOT: _____ QUAL.: _____

PURPOSE FOR THE OFFICIAL TAX SEARCH FOR MUNICIPAL LIENS:

APPLICANT'S SIGNATURE

FOR TAX COLLECTOR'S OFFICE USE ONLY

Received by: _____

Date received in Tax Office: _____

Tax Search Fee of \$10.00 Received in form of: CASH

CHECK # _____

On the following page is Form 5, the Environmental Protection Calculations Worksheet [ref: Land Development Ordinance (LDO) § 134-91, et seq.] For help with this form, please contact the Engineering Division at 973-694-1800, ext. 3336.

ENVIRONMENTAL PROTECTION CALCULATIONS SLOPE/SOIL DISTURBANCE FOR INDIVIDUAL LOT CALCULATION

TOWNSHIP OF WAYNE

ENGINEERING DIVISION

NAME OF PROJECT	
FOR BLOCK	LOT

A. MAXIMUM ALLOWABLE DISTURBANCE	
1.	USE: MULTI-FAMILY, TOWNHOUSE, CONDO OR NON-RESIDENTIAL SINGLE FAMILY
2.	GROSS AREA OF LOT: SF
3.	TABLE TWO: LOW RANGE HIGH RANGE LOT AREA RANGE SF TO SF
4.	TABLE TWO: BASE AREA 0
5.*	FACTOR X LOT AREA (SF) MINUS LOW RANGE AREA (SF) % - =
6.	MAXIMUM AREA OF DISTURBANCE (MAD): BASE AREA PLUS FACTORED AREA = MAD (SF)

B. TOTAL ADJUSTED DISTURBED AREA						
NO.	SLOPE RANGE	ADJUSTMENT FACTORS	AREA (SF) DISTURBED	ADJUSTED AREA (SF)		
1.	0 TO 7.9% (WITHIN PROPOSED L.O.D.)	1.00				
	0 TO 7.9% - ADJACENT TO WATER (WITHIN PROPOSED L.O.D.)	1.25				
2.	8 TO 14.9% (WITHIN PROPOSED L.O.D.)	1.00				
	8 TO 14.9% - ADJACENT TO WATER (WITHIN PROPOSED L.O.D.)	1.50				
3.	15 TO 19.9% (WITHIN PROPOSED L.O.D.)	1.50				
	15 TO 19.9% - ADJACENT TO WATER (WITHIN PROPOSED L.O.D.)	2.50				
4.	20 TO 23.9% (WITHIN PROPOSED L.O.D.)	2.50				
	20 TO 23.9% - ADJACENT TO WATER (WITHIN PROPOSED L.O.D.)	3.50				
5.	24% AND GREATER (WITHIN PROPOSED L.O.D.)	3.50				
	24% AND UP - ADJACENT TO WATER (WITHIN PROPOSED L.O.D.)	4.50				
6.	EX IMPERVIOUS AREA PLUS AREA DISTURBED IN LAST 5 YEARS OUTSIDE PROP. LIMITS OF DIST.	REGARDLESS OF SLOPE 1.00	X			
7.	SUM OF ADJUSTED AREAS = TADA (SF)					

C. TADA IS LESS THAN MAD	YES		NO	
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APPLICATION FEE FORM

(To be Completed and returned with application package)

PUBLIC HEARING FEE

___ A public hearing fee of \$150 is required for the following application types (one public hearing fee even if multiple types apply):

- ___ Any application involving a variance of any kind
- ___ Conditional use
- ___ Preliminary site plan
- ___ Preliminary subdivision
- ___ Applications made pursuant to N.J.S.A. 40:55D-35/36
- ___ Applications made for a residential cluster
- ___ Applications made for a planned unit development
- ___ Applications for change of zone
- ___ Applications for soil removal (see Chapter 134, § 95)

\$ _____

VARIANCE APPLICATIONS

- ___ A. Hear and decide appeals (N.J.S.A. 40:55D-70a) (\$100) \$ _____
- ___ B. Interpretation of zoning regulation or map (N.J.S.A. 40:55D-70b) (\$100) \$ _____
- ___ C. Bulk variance (N.J.S.A. 40:55D-70c) – single-family residential (\$650) \$ _____
- ___ D. Bulk variance (N.J.S.A. 40:55D-70c) – s-f residential, non-building¹ (\$500) \$ _____
- ___ E. Bulk Variance (N.J.S.A. 40:55D-70c) – non-residential (\$650) \$ _____
- ___ F. Use variance (N.J.S.A. 40:55D-70d) for single-family FAR (\$650) \$ _____
- ___ G. Use variance (N.J.S.A. 40:55D-70d) (\$1,000) \$ _____
- ___ H. Issuance of building permit for lot or lots not related to a street (N.J.S.A. 40:55D-35/36) (\$250) \$ _____
- ___ I. Flood plain variance (\$500) \$ _____

Variance Subtotal \$ _____

SUBDIVISION APPLICATIONS

- ___ A. Minor subdivision (\$100 + \$50 per lot)
 (# of lots _____ X \$50) + \$100 = \$ _____
- ___ B. Amended minor subdivision (\$500) \$ _____

¹ such as fences, sheds, impervious coverage, excess paving

___	C. Major subdivision		
___	preliminary (\$2,000)		\$ _____
___	final (\$2,000)		\$ _____
___	D. combined prelim & fin submitted simultaneously (\$2,000)		\$ _____
___	E. Amended major subdivision (\$500)		\$ _____
___	F. Concept (\$250)		\$ _____
		Subdivision Subtotal	\$ _____

SITE PLAN APPLICATIONS

___	A. Minor Site Plan (\$1,000)		\$ _____
___	B. Modification of any approved minor site plan (\$250)		\$ _____
___	C. Major Site Plan		
___	(except that no fee shall be charged in the case of a site plan for a firehouse or first aid building)		
___	Preliminary (\$0.05/sq. ft. of GFA new const + \$250)		
	<input type="checkbox"/> _____ X .05 = _____) + \$250 =		\$ _____
___	Final		
___	(1/2 Preliminary fee)		\$ _____
___	Engineering fee (\$150/10,000 sq. ft or part thereof of new const – round up to nearest 10,000 sf) =		\$ _____
___	No building (\$1,000)		\$ _____
___	D. Modification of any approved major site plan (\$500)		\$ _____
___	E. Wireless communications facilities (\$1,500)		\$ _____
___	F. Concept (\$250)		\$ _____
___	G. Multi-family with 3 or more units (preliminary) (\$100/du)		\$ _____
___	H. Multi-family with 3 or more units (final) (\$50/du + \$46/du for Engineering fee)		\$ _____
		Site Plan Subtotal	\$ _____

ENVIRONMENTAL PROTECTION (EP) WAIVER APPLICATIONS

___	A. Residential (\$500)		\$ _____
___	B. Non-residential (\$1,000)		\$ _____

CONDITIONAL USE APPLICATIONS

___	Compliant Conditional Use (\$500)		\$ _____
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