



Township of Randolph
 Division of Planning/Zoning Administration/GIS
 502 Millbrook Avenue
 Randolph, NJ 07869-3799
 Tel: 973.989.7080 • Fax: 973.989.7076
www.randolphnj.org

Official Use Only	
Application #:	Date Receive

Application is hereby made to the Planning Board Board of Adjustment for the following:

- Appeal of Decision of an Administrative Officer (NJSA 40:55D-70a)
- Interpretation of the Zoning Map or Ordinance or for Decisions upon other Special Questions (NJSA 40:55-70b)
- Variance Relief -"hardship" (NJSA 40:55-70c(1))
- Variance Relief- "special benefit" (NJSA 40:55-70c(2))
- Variance Relief -"Use" (NJSA 40:55-70d(1))
- Variance Relief- "Expansion of Non-Conforming Use" (NJSA 40:55-70d(2))
- Variance Relief- "Conditional Use Standard Deviation" (NJSA 40:55-70d(3))
- Variance Relief- "Floor Area Ratio" (NJSA 40:55-70d(4))
- Variance Relief- "Density" (NJSA 40:55-70d(5))
- Variance Relief- "Height Principal Structure" (NJSA 40:55-70d(6))
- Conditional Use Permit (NJSA 40:55-67)
- Direct issuance of a permit for a building or structure in the bed of a mapped street, public drainage way or flood control basin (NJSA 40:55-34)
- Direct issuance of a permit for the erection of a building or structure not abutting a street (NJSA 40:55-35)

Applicant Information

Applicant Name

Address

Telephone Number

Owner Information

Owner Name

Address

Telephone Number

Applicant's Attorney (required for corporation)

Attorney Name

Address

Telephone Number

Property Information

Location of Property

Zone District (s)

Block

Lot(s)

Area of Lot (sf)

Area of Lot (acres)

Description of Request				
Use Additional Sheets if Necessary.				
Restrictions, Covenants, Easements, Association By-Laws				
Does the subject property contain restrictions, covenants, easements, association by-laws, existing or proposed on the property?				
Existing: Yes (attach copies) No Proposed: Yes (attach copies) No				
Prior Applications				
Describe any prior applications to the Planning Board or Zoning Board for this property, including date, applicant, nature of application and Board action. Attach copies of prior resolutions.				
Appeals- complete this section for appeals under NJSA 40:55D-70a				
Name/position of Administrative Officer whose action you are appealing:				
Date of action or notification by Administrative Officer (provide copy of any written decision):				
State reasons why such decisions should be reversed or modified. (Use additional sheets if necessary)				
Interpretation- complete this section for interpretations or special questions under NJSA 40:55D-70b				
State your interpretation of the ordinance and reasons to support your interpretation. (Use additional sheets if necessary)				
Variance Relief- complete this section for variance relief under NJSA 40:55D-70c and NJSA 40:55D-70d				
State the reasons for which this application is being made. (Include reference to the specific relief being requested)				
Total Floor Area of New Construction (sf)	Public Water	Well	Public Sewer	Septic
Project Involves Steep Slope Disturbance	Yes No	If Yes, a Steep Slope Disturbance Application must be filed with this application		

Variance Relief- complete this section for variance relief under NJSA 40:55D-70c

What peculiar or exceptional practical difficulties will you encounter or what undue hardship will you experience if this variance is not granted?

State what efforts you have made to avoid making this application i.e. purchase of additional adjoining property, relocate planned construction, etc.

State any other reasons you have which you believe supports your request.

Complete tables below and indicate with an asterisk any substandard zoning conditions which do not comply with the Township requirements.

Size of Lot

	Existing	Required	
Frontage			Feet
Depth			Feet
Area			Square Feet

Building Setback from Property Line

	Existing	Proposed	Required	
Front Yard				Feet
Right Side Yard				Feet
Left Side Yard				Feet
Rear Yard				Feet

Building Information

	Existing	Proposed	Required	
Building Size			N/A	Square Feet
Building Height				Feet
Number of Stories				Stories
Building Coverage				Percentage

Variance Relief- complete this section for variance relief under NJSA 40:55D-70d

State why the subject premises is particularly suited for the use sought as opposed to the use(s) for which it is zoned.

Set forth any exceptional conditions with respect to the subject premises which prevent the applicant from complying with the requirements of the Zoning Ordinance.

How do you reconcile the granting of this use variance with the zoning ordinance's continued omission of your proposed use in that zone?

Briefly describe how the proposed use would advance the aims of the Zoning Ordinance and promote the general good.

State why you believe granting this variance would not negatively affect the intent and purpose of the Master Plan and Zoning Ordinance.

Have you considered any other locations for the proposed use in an area or zone which would not violate the Zoning Ordinance? If so, state where, and with what results.

Conditional Use- complete this section for conditional use permit under NJSA 40:55-67

Complete table below.

[illegible]

Certification of Real Estate Taxes

I hereby certify that the real estate taxes and, if applicable, assessment for local improvements, are paid currently on:

Block

Lot(s)

Randolph Township Tax Collector

Date

Property Inspection

I hereby grant permission to representatives of the Township of Randolph to enter and inspect the subject property in connection with an application being processed by the Board.

Signature of Owner

Date

Ownership Disclosure

Pursuant to NJSA 40:48.1 et seq, a corporation or partnership applying to a planning board or a board of adjustment or to the governing body of a municipality for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be.

Attach pages as necessary to comply.

Name

Address

Interest

Escrow Deposit

I understand that the funds have been deposited in an escrow account in accordance with Chapter 15-91.13 of the Land Development Ordinance of the Township of Randolph. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with review of submitted materials regardless of the outcome of the application. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the additional amount and shall add that sum to the escrow account within fifteen (15) days.

Signature of Applicant

Date

Certification

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

Sworn to and subscribed before me this

_____ day of 20_____

Notary Public

Signature of Applicant

I certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Sworn to and subscribed before me this

_____ day of 20_____

Notary Public

Signature of Owner