

**TOWNSHIP OF PARSIPPANY-TROY HILLS
ZONING BOARD OF ADJUSTMENT
1001 PARSIPPANY BOULEVARD
PARSIPPANY, NJ 07054-1222
973-263-4289**

Non-Residential Application

Case Number _____ Date Filed _____

Fee _____ Date Application Complete _____

Block _____ Lot _____ Zone _____

Street Address of Property _____
(Property must be numbered so Board members can make an on-site inspection)

Applicant's Name _____

Applicant's Address _____

Applicant's Daytime Telephone Number _____

Owner's Name _____

Owner's Address _____

Applicant seeks permission to (describe in detail all proposed improvements, change of use, etc.)

Applicant's Signature _____ Date _____

Current or Last Known Use _____

Dimensions of Lot (Length) _____ ft. X (Width) _____ ft.

Lot Area _____ sq. ft.

Use of Adjoining Properties: _____

ZONING BOARD OF ADJUSTMENT – Non-Residential Application

Application “A” APPEAL FROM DECISION OF ADMINISTRATIVE OFFICER UNDER N.J.S.A. 40:55D-70a.
Pursuant to Section 18-22A
Application Fee: \$100.00 Escrow Fee: \$250.00
For an appeal of the decision of the Administrative Officer
Provide the date of the decision _____

Application “B” REQUEST FOR INTERPRETATION OF ZONE MAP OR ZONING ORDINANCE UNDER N.J.S.A. 40:55D-70b.
Pursuant to Section 19-22B and C-1
Construction of not more than 400 square feet.
Application Fee: \$150.00 Escrow Fee: \$250.00
Construction of 400 or more square feet.
Application Fee: \$250.00 Escrow Fee: \$500.00

Application “C” VARIANCE UNDER N.J.S.A. 40:55D-70c.
Pursuant to Section 19-22B and C-1
Construction of not more than 400 square feet.
Application Fee: \$150.00 Escrow Fee: \$250.00
Construction of 400 or more square feet.
Application Fee: \$250.00 Escrow Fee: \$500.00

Application “D” USE VARIANCE UNDER N.J.S.A. 40:55D-70d.
In conjunction with the Use Variance, the following:

- Site Plan Approval Pursuant to N.J.S.A. 40:55D-76b
- Major or Minor Subdivision Approval
- Pursuant to N.J.S.A. 40:55D-76b

Application Fee: \$300.00 Escrow Fee: \$2,500.00

APPLICATION FOR PERMIT TO CONSTRUCT A BUILDING OR STRUCTURE NOT RELATED TO A STREET Pursuant to N.J.S.A. 40:55D-76a (2)

APPLICATION FOR A PERMIT TO LOCATE A BUILDING OR STRUCTURE IN THE BED OF A MAPPED STREET, ETC. Pursuant to N.J.S.A. 40:55D-76a (1)

ZONING BOARD OF ADJUSTMENT – Non-Residential Application

1. Has there been any previous appeal to the Board of Adjustment, or to the Planning Board, or litigation involving the subject property? If so, state the character of appeal, date of disposition and outcome:

2. Has the subject property, at any time since June 13, 1951, been in the same ownership as any adjoining lot or lots? Yes _____ No _____

3. If the property has been in the same ownership at any time after June 13, 1951 proof of Final Subdivision must be provided (Final Subdivision Map number from the County, copy of Board resolution). A request for exemption from any condition(s) imposed by the Planning Board or Board of Adjustment must be presented with this application.

The estimated length of time for presentation of this case is: _____

Attorney for Applicant will be _____
Address _____
Telephone Number _____

Applicant will present the following witnesses:

Name _____
Address _____
Nature of Testimony _____

Name _____
Address _____
Nature of Testimony _____

Name _____
Address _____
Nature of Testimony _____

ZONING BOARD OF ADJUSTMENT – Non-Residential Application

Name _____
Address _____
Nature of Testimony _____

Name _____
Address _____
Nature of Testimony _____

Name _____
Address _____
Nature of Testimony _____

Outline of factual and legal basis upon which your claim for relief is based _____

ZONING BOARD OF ADJUSTMENT – Non-Residential Application

Applicant agrees to pay the cost of stenographic transcription of the hearings as required by the Board. Applicant has read and understands the regulations of the Board and will comply with same. All property owners within two hundred (200) feet of the subject property and all other persons or governmental agencies as required by law have been notified, or will be notified at least ten (10) days prior to the date of hearing. The application shall not be complete until property owners are served and proof of service is filed with the Board.

AFFIDAVIT OF APPLICATION

STATE OF NEW JERSEY }
COUNTY OF MORRIS }

I, _____ being duly sworn, hereby deposes
and states that all of the submitted herewith are true and complete.

Applicant's Signature

Sworn to before me this

_____ day of _____ 20_____

Notary

ZONING BOARD OF ADJUSTMENT – Non-Residential Application

The following form is to be completed by the owner of the subject property.

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

STATE OF NEW JERSEY }
COUNTY OF MORRIS }

I, _____ being duly sworn hereby
deposes and state: that I am the OWNER IN FEE of the subject property known as
Block _____ Lot _____ on the tax map of the Township of Parsippany-Troy
Hills and also known as (street address) _____ .

(Name) _____ is hereby authorized to make
the within application and the undersigned hereby consents to the making of same.

Property Owner's Signature

Sworn to before me this
_____ day of _____ 20_____

Notary

ZONING BOARD OF ADJUSTMENT – Non-Residential Application

STATEMENT OF OWNERSHIP

Corporate or Partnership Name of Applicant: _____

Address: _____

The following is a list of all shareholders and/or partners owning beneficially or having registered in their names not less than ten (10) percent of the stock of the Corporation or interest in a partnership involved in an application herein above referred to:

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

ZONING BOARD OF ADJUSTMENT – Non-Residential Application

STATEMENT OF OWNERSHIP (continued)

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

I hereby certify under penalty of perjury that the foregoing is true.

Property Owner's Signature

ZONING BOARD OF ADJUSTMENT – Non-Residential Application

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF PARSIPPANY-TROY HILLS
MORRIS COUNTY
STIPULATION EXTENDING TIME FOR DECISION

In the matter of the application of: _____

Application Number: _____ Date: _____

WHEREAS, the Applicant has applied for a use variance which would require this Board to also consider site plan approval, conditional use approval, and/or subdivision approval.

WHEREAS, the Applicant has requested the bifurcation of the consideration of the use variance from the site plan, conditional use, and/or subdivision, which request the Board has granted.

IT IS STIPULATED; and agreed by the Applicant that the use variance shall be dealt with first, that the Applicant waives all time limits for decision as to the site plan, conditional use and/or subdivision until all proceedings with reference to the use variance have been concluded, or an application has been made, that the Applicant will comply with any demands of the Board for information as would be required for site plan, conditional use and/or subdivision in the event the Board deems such information pertinent to its determination as the use variance, and in the event a use variance is granted, the Applicant will file a full application for site plan, conditional use and/or subdivision and otherwise comply with the Statutes, Ordinances and By-laws of the Board in such case made and provided.

Applicant's Signature

ZONING BOARD OF ADJUSTMENT – Non-Residential Application

**TO BE COMPLETED BY THE APPLICANT IF THIS IS AN APPEAL
FROM THE DECISION OF THE ADMINISTRATIVE OFFICER**

1. Name and position of Administrative Officer or Zoning Officer from whose action you appeal.

2. Date of action or notification by Administrative Officer or Zoning Officer.

3. Nature of request made of Administrative Officer or Zoning Officer.

4. Administrative Officer or Zoning Officer denied request because it violated the following section(s) of the Zoning Ordinance. (Remember to attached two (2) copies of rejection letter from Administrative Officer if received by you).

5. State your reasons why such decision should be reversed or modified. (Use additional sheets as necessary).

ZONING BOARD OF ADJUSTMENT – Non-Residential Application

**TO BE COMPLETED IF THE APPLICANT REQUESTS AN INTERPRETATION
OF THE ZONE MAP OR ZONING ORDINANCE OR MAKES AN
INQUIRY REGARDING A PROPOSED LAND USE**

1. State in detail what it is you seek interpretation of or decision upon, citing sections of the Zoning Ordinance that is applicable.

2. State the decision or interpretation sought by you.

3. State how such interpretation or decision affects the subject property.

4. Set forth or attach legal precedents, citations or memoranda in support of your position.

ZONING BOARD OF ADJUSTMENT – Non-Residential Application

TO BE COMPLETED IF APPLICANT IS SEEKING A “C” VARIANCE

1. Describe the characteristics of the subject property that make it peculiar or unusual when compared with other properties in the same zone.

2. State what efforts you have made to obtain the result you ultimately wish to accomplish without violating the Zoning Ordinance (i.e., relocation of planned construction, purchase of other or additional land, etc.)

3. State any additional reasons you have which may justify the Board’s approval of your application.

ZONING BOARD OF ADJUSTMENT – Non-Residential Application

TO BE COMPLETED IF APPLICANT IS SEEKING A “USE” VARIANCE

1. Describe the characteristics of the subject property that make it peculiar or unusual when compared with other properties, and properties in the same zone.

2. State why the subject property is particularly suited for the use sought as opposed to the use for which it is zoned.

3. State in what respects the proposed use advance the aims of zoning and promotes the public good.

4. Have you considered any other properties for your proposed use which do not violate the Zoning Ordinance? If so, state location of properties and explain why the subject property is better suited for the proposed use herein sought.

ZONING BOARD OF ADJUSTMENT – Non-Residential Application

**TO BE COMPLETED IF APPLICATION IS FOR A PERMIT
TO BUILD IN THE BED OF A MAPPED STREET**

1. State the location of nearest improved street, give distance to subject property.

2. State the approximate cost of extending an improved street to your property, including the full frontage of your property and give the source of estimate.

3. State the composition, condition and dimensions of the present access to the property, if any.

4. Why does the proposed structure not need to be related to a street?

ZONING BOARD OF ADJUSTMENT – Non-Residential Application

**TO BE COMPLETED IF APPLICATION IS FOR A PERMIT
TO BUILD IN THE BED OF A MAPPED STREET (continued)**

5. What other practical difficulties or unnecessary hardships justify the granting of this application?

6. If there is an unimproved accessway, who is the owner?

7. Do you have an easement of record?

8. Who maintains the easement?

ZONING BOARD OF ADJUSTMENT – Non-Residential Application

**TO BE COMPLETED IF APPLICATION IS TO CONSTRUCT A BUILDING
OR STRUCTURE ON A PROPERTY WHICH IS NOT LOCATED ON
AN APPROVED TOWNSHIP STREET OR AN IMPROVED (PAVED) ROAD**

1. State in detail why you cannot obtain a reasonable financial return on the subject property unless a building permit is granted.

2. State how your proposed structure would affect the mapped street or change the official map.
