

Township of Roxbury
1715 Route 46, Ledgewood, NJ 07852
(973) 448-2008 Fax (973) 448-8960
www.roxburynj.us

**PLANNING BOARD
LAND DEVELOPMENT APPLICATION**

PBA # _____

APPLICANT

Name: _____

Address: _____

Telephone No. _____ Email _____

SUBJECT PROPERTY

Location/Address _____

Block _____ Lot(s) _____ Lot Size _____ Zone _____

Present Land Use: ☐ Vacant ☐ Residential ☐ Industrial ☐ Commercial ☐ Historical

SUBDIVISION

☐ Minor Subdivision

☐ Preliminary Major Subdivision ☐ Final Major Subdivision

☐ Amendment or Revision to an Approved Preliminary Major Subdivision

☐ Amendment or Revision to an Approved Final Major Subdivision

Number of lots to be created (including remainder): _____

Size of proposed lots _____

Number of proposed dwelling units (if applicable): _____

SITE PLAN

☐ Minor Site Plan ☐ Amended or Revision to an Approved Site Plan

☐ Preliminary Major Site Plan ☐ Final Major Site plan

Area to be disturbed: _____

Gross Floor Area proposed: _____

Existing Use: _____

Proposed Use: _____

OTHER:

☐ Informal Review of Concept

☐ _____

Variance Relief Requested for Subdivision and Site Plan Applications.

☐ Variance Relief - "hardship" (N.J.S.A. 40:55D-70c(1));

☐ Variance Relief - "substantial benefit" (N.J.S.A. 40:55D-70c(2));

☐ Conditional Use Permit (N.J.S.A. 40:55D-67)

Section(s) of Ordinance from which a variance is requested (attach additional pages if necessary)

Application Fee paid _____ Escrow paid: _____

Explain in detail the exact nature of the application and the changes to be made at the premises including the proposed use(s) of the premises (attach pages as needed):

Explain how approval can be granted without substantial detriment to the public good or impairment of the intent & purpose of the Township zoning regulations (attach pages as needed)

SUBJECT PROPERTY:

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

Have property taxes been paid up to date?

☐ Yes, (Attach certification from Tax Collector)

☐ No, (Explain) _____

Method of Sewage Disposal: _____

Source of Water Supply: _____

Describe all on-site, off-site and off tract improvements proposed:

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.

SUBMITTALS

List of plats and other material being submitted in support of your application (attach pages as needed):

<i>Title</i>	<i>no. of copies</i>	<i>Prepared by</i>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Waiver(s) Requested of Development Standards and/or Submission Requirements (attach additional pages as necessary):

Corporate Applicant:

(Corporate applicants are to list the names and addresses of all persons owning 10% or more of the stock in the corporation in compliance with N.J.S.A. 40:55D-48.2.) . Please attach list to application.

Applicant's Attorney:

(Required for Corporation) _____

Address _____

Phone _____ Email _____ Fax _____

Applicant's Engineer:

Address _____

Phone _____ Email _____ Fax _____

Applicant's Planning Consultant:

Address _____

Phone _____ Email _____ Fax _____

Other Professional:

Address _____

Phone _____ Email _____ Fax _____

Primary Contact Person: _____

CERTIFICATIONS:

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. In the event the Planning Board is unable to have a duly constituted quorum on the date the application is to be heard or any subsequent meeting at which the application is to be heard the applicant does hereby consent to extend the time in which the Board has to act until the next regularly scheduled meeting at which a quorum is present.

I understand that the sum of \$_____ has been deposited in an escrow account in accordance with Chapter 13-2.406 of the Code of the Township of Roxbury. 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. 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 and failure to do so will result in a summons. (If the applicant is a corporation, an authorized corporate officer must sign this. If the applicant is a partnership, a general partner must sign this).

(Date)_____
(Signature of Applicant)_____
(Printed name)

AUTHORIZATION BY OWNER OF PROPERTY AUTHORIZING NON-OWNER TO MAKE THIS APPLICATION AND FURTHER AUTHORIZING THE MEMBERS OF THE LAND USE BOARD AND THEIR STAFF TO CONDUCT AN INSPECTION OF PROPERTY.

I certify that I am the Owner of the property which is the subject of this application, and that I have authorized the applicant to make this application and that I agree to be bound by this application, the representations made and the decision in the same manner as if I were the applicant. I further certify that I am the individual Owner or that I am an Officer of the Corporate Owner and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership Owner.

I hereby authorize members of the Planning Board and their staff to conduct a site visit of the premises which are the subject of this application.

(Signature of Owner)_____
(Printed Name)

Address_____

email_____

Phone (s)_____