



# **BOROUGH OF ROCKLEIGH**

26 Rockleigh Road  
Rockleigh, NJ 07647-2706  
Tel: 201-768-4217  
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## **BOROUGH OF ROCKLEIGH** **SUBDIVISION APPLICATION**

**Includes: Subdivision Application and Variance Application**

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**Rockleigh Planning Board  
Overview, Procedures, and Application Requirements**

**Overview**

The Rockleigh Planning Board, consisting of nine volunteer members appointed by the Mayor, holds public hearings and makes decisions governing land use in the Borough of Rockleigh in accordance with Municipal Land Use Law of the State of New Jersey (NJSA 40:55D-1 et seq.), and the Municipal Land Use Ordinances of the Borough of Rockleigh. Applicants should also be aware that the Borough of Rockleigh, pursuant to the Municipal Land Use Law, does not have a separate Zoning Board of Adjustment. The functions of a Zoning Board of Adjustment and a Planning Board are all performed by the Rockleigh Planning Board. Copies of the Municipal Land Use Ordinances of the Borough of Rockleigh, the Rockleigh Master Plan (and any subsequent Master Plan Re-Examination), and the Rockleigh Official Map are all available from the Rockleigh Municipal Clerk's Office at the Rockleigh Municipal Building (26 Rockleigh Road, Rockleigh, NJ) or on the Borough's website: <http://www.rockleighnj.org>.

**THIS SUBDIVISION APPLICATION IS DIVIDED INTO TWO (2) PARTS. PART A CONSISTS OF THE SUBDIVISION APPLICATION. PART B CONSISTS OF THE VARIANCE APPLICATION.**

**MANY TIMES A SUBDIVISION APPLICATION WILL ALSO INCLUDE A REQUEST FOR A VARIANCE OR VARIANCES.**

**HOWEVER, DEPENDING UPON THE PROPOSED DEVELOPMENT, IT IS POSSIBLE THAT ONLY A SUBDIVISION APPLICATION (PART A) IS REQUIRED.**

Applications, correspondence, plans, and all other communications to the Rockleigh Planning Board shall be submitted to the Rockleigh Borough Administrator as follows:

William J. McGuire, Borough Administrator  
Borough of Rockleigh  
26 Rockleigh Road, Rockleigh, New Jersey 07647  
Telephone No.: (201) 768-4217, Fax No.: (201) 768-3355

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**NOTICE TO APPLICANT:** The instructions and suggestions contained herein are an attempt by the Planning Board of the Borough of Rockleigh to assist the applicant and, under no circumstances, are they intended to be a complete list of requirements pursuant to the Municipal Land Use Law of the State of New Jersey, other State Statutes and applicable Municipal Ordinances of the Borough of Rockleigh or are they intended to provide legal advice to a property owner or applicant. The sole responsibility of proper and complete presentation of an application and compliance with the procedural requirements of the Planning Board and State of New Jersey Statutes is upon the applicant.

## **Planning Board Procedures**

### **Application Process:**

An initial application must be submitted a minimum of twenty-one business days (legal holidays excluded) prior to the next meeting at which the applicant is seeking to be heard in Work Session. The day of the meeting is not counted as one of the twenty-one required business days. Subsequent submissions after the initial submission must be submitted to the Planning Board no less than ten business days prior to the next meeting at which the applicant is seeking to be heard in Work Session. The day of the meeting is not counted as one of the ten required business days. The application will first be reviewed for completeness. Upon a determination that the application is complete, the Applicant will be required to serve necessary notices on surrounding property owners and provide public advertisement of the hearing date. A Public Hearing will be held by the Planning Board at the earliest agenda date available. A decision by the Planning Board on an application will be made at a Public Hearing. Public Hearings are generally held on the fourth Monday of each month. (Subject to change due to holidays or for other reasons.)

Upon Approval by the Planning Board of a Subdivision Application, the Planning Board will memorialize its action in approving the development by the adoption of a written Resolution that typically will be reviewed and adopted by the Planning Board at the next regularly scheduled monthly Planning Board meeting. Adoption of a Resolution by the Planning Board is required prior to the issuance of any Building Permits.

The Planning Board Attorney is Kenneth C. Dolecki, Esq., 477 Main Street, P.O. Box 6, Hackensack, New Jersey 07602; Telephone No.: (201) 342-0774, Fax No.: (201) 342-3740, Email: [kcdolecki@netzero.net](mailto:kcdolecki@netzero.net). The Planning Board Engineer is Gregory Polyniak of Neglia Engineering Associates, 34 Park Avenue, P.O. Box 426, Lyndhurst, New Jersey 07071; Telephone No.: (201) 939-8805, Fax No.: (201) 939-0846, Email: [gpolyniak@negliaengineering.com](mailto:gpolyniak@negliaengineering.com).

### **Completeness/Work Session:**

Upon receipt of an application, the application will be reviewed for completeness. The application and plans will be submitted to the Planning Board Attorney and Planning Board Engineer for their respective reviews. Typically, the Planning Board Attorney and the Planning Board Engineer will issue written comment reports to the Planning Board and a copy will be supplied to the applicant or, if represented, to the applicant's attorney and the applicant's other professionals, such as architect, engineer or planner.

A determination of completeness, however, is made by the Planning Board during a Work Session of the Planning Board. Typically, each monthly meeting of the Planning Board is divided into two agendas. First, a Work Session is held and then the meeting is moved into a Public Hearing Session. Once a determination of completeness has been made by the Planning Board, the Application will be placed on a Public Session Agenda for a Public Hearing.

If an application is determined by the Planning Board to be incomplete, the Planning Board will inform the applicant of the deficiencies in the application with regard to drawings, plans or other information needed to complete the application.

**An applicant should note that, pursuant to Municipal Ordinance, the Planning Board shall not consider an application unless it has been determined that no taxes or assessments for local improvements are delinquent on the property for which the application is being filed. The applicant is required to obtain a Certificate from the Tax Collector of the Borough of Rockleigh certifying that all current taxes are paid to date. Such a Certificate shall be submitted as a part of this application.**

Fees and Escrows:

No application will be heard by the Planning Board either at Public Hearing or at a Work Session Hearing if the required application fees and deposits for professional fees (escrows) as hereinafter set forth have not been paid.

In the event the Escrow Account established at the time of filing of the application is exhausted, the applicant, or if represented, the applicant's attorney, will be contacted by the Planning Board staff to replenish the Escrow Account, pursuant to the provisions of the Municipal Land Use Law. In the event the Escrow Account is not replenished within 10 calendar days from the date of notification by the Planning Board, no further work or Hearing will occur on the applicant's application until payment of all outstanding fees and replenishment of the Escrow Account have been satisfied by the applicant. In the event notice is given to the applicant 10 days or less prior to a Hearing at which the applicant's application is scheduled to be heard, in order to be heard at that meeting, the applicant must provide the necessary replenishment of escrow prior to the day of the meeting. In the event the applicant has not satisfied the requirement of replenishment of Escrow, the applicant's matter will not be listed for hearing, whether it was scheduled for the work session agenda or the public session agenda.

Public Hearings:

Work Sessions and Final Hearing are both Public Hearings. At the Final Public Hearing, the public will be heard by the Planning Board in accordance with Planning Board's Rules for Public Hearings. Any member of the public can be represented by an attorney. The Planning Board may determine to continue the Hearing to another date or conclude the Hearing on the scheduled date. Public Hearings are generally the second portion of each monthly meeting, normally held on the 4<sup>th</sup> Monday of each month.

Applicants must provide Notice to Property Owners and Public Advertising in accordance with the Municipal Land Use Law. The deadline for submitting any advertising copy to *The Bergen Record* for publication in a timely manner is determined by the newspaper.

A Certified List of Property Owners requiring Notice may be obtained from the Borough of Rockleigh for a fee of \$10.00, with a check made payable to the Borough of Rockleigh. Requests for the list of such property owners requiring notification, together with the \$10.00 fee, should be forwarded to Marcella Giampiccolo, Borough Clerk, Rockleigh Municipal Building, 26 Rockleigh Road, Rockleigh, New Jersey 07647. Proof of Publication and Service must be filed with the Planning Board no later than 5 days prior to the Public Hearing.

Final Public Hearings are typically held at the regular monthly meeting, the fourth Monday of each month at 8:00 PM, or as otherwise shown on the Planning Board calendar. All applicants are entitled to be represented by counsel.

At the Final Public Hearing on an applicant's application, the Planning Board may take one of the following actions on the applicant's Site Plan Application:

- A. The Planning Board may grant Approval of some or all of the items requested, without condition;
- B. The Planning Board may grant Approval of some or all of the items requested with conditions and state the conditions the applicant must meet;
- C. The Planning Board may deny Approval;
- D. The Planning Board may defer decision to a future Planning Board meeting;

A brief Notice of every final decision shall be published in the official newspaper of the municipality, arranged by the Borough Administrator with a reasonable charge to the applicant. If the applicant desires, the Notice may be published by the applicant at his expense. This publication is in addition to the applicant's obligation to publish the Notice of Public Hearing no less than 10 days prior to the Final Public Hearing date.

### **Submission Requirements**

All materials must be submitted to William J. McGuire, Borough Administrator, Borough of Rockleigh, Rockleigh Municipal Building, 26 Rockleigh Road, Rockleigh, New Jersey 07647, together with all required fees. Fees are to be submitted by Check Only, Payable to the Borough of Rockleigh. The schedule of fees and deposits is available from the Borough Administrator and can be found in the Municipal Code, Chapter XXX, Section 30-1.10 or on the Municipal website: <http://www.rockleighnj.org/planning>. All plans are to be folded (not rolled) and collated. Rolled plans shall be returned to the applicant and shall not be accepted or deemed filed.

Eighteen (18) copies of the Application(s) and Plans (folded), which shall include eighteen (18) copies of all Surveys (folded) (not more than two (2) years old, depicting present/as-built conditions), of which only four (4) copies of Plans and Surveys are required to be signed and sealed, shall be submitted. The remaining fourteen (14) copies of Plans and Surveys are acceptable to be submitted unsigned and unsealed. Four (4) copies of all Applications shall be originally signed and dated. The remaining fourteen (14) copies of all Applications do not need to be signed and dated.

**NOTICE TO APPLICANTS: In the event the Applicant produces an Exhibit mounted on a board for presentation and/or entry into evidence at the Public Hearing, the Applicant shall simultaneously produce a duplicate original of that Exhibit that can be marked into evidence and folded so that it can be placed into the Applicant's file for storage in the municipality's filing cabinets. No board-mounted Exhibit will be marked into evidence.**

The Municipal Land Use Ordinances of the Borough of Rockleigh may be purchased at the Office of the Borough Clerk, Rockleigh Municipal Building, 26 Rockleigh Road, Rockleigh, NJ 07647, Monday through Friday, 9:00 AM to 5:00 PM. Applications and instructions are available at the Office of the Borough Administrator or on the Municipal website: <http://www.rockleighnj.org/forms/>.

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**CALENDAR**

OBTAINMENT OF APPLICATION	Available at the Rockleigh Municipal Building, 26 Rockleigh Road, Rockleigh, NJ; Monday through Friday, 9:00 AM to 5:00 PM, or on the Borough website;
APPLICATION FILING DEADLINE (Initial Submission)	21 business days prior to the date of the Planning Board meeting at which the applicant is seeking to be heard, not counting the day of the meeting;
APPLICATION FILING DEADLINE (Subsequent Submissions)	10 business days prior to the date of the Planning Board meeting at which the Applicant is seeking to be heard, not counting the day of the meeting;
WORK SESSION	8:00 PM, Rockleigh Municipal Building, 26 Rockleigh Road, Rockleigh, NJ; Held typically on the fourth Monday of each month; (subject to change and typically the first half of each monthly meeting)
PUBLICATION AND PROPERTY OWNER NOTICE DEADLINE	No less than 10 calendar days prior to the date of Final Public Hearing. Proof of Publication and Service to be filed no less than 5 days prior to the Public Hearing;
FINAL PUBLIC HEARING	8:00 PM, Rockleigh Municipal Building, 26 Rockleigh Road, Rockleigh, NJ; Held typically on the fourth Monday of each month; (subject to change and typically the second half of each monthly meeting)



6. If applicant is a corporation, partnership or limited liability company, list names and addresses of stockholders owning at least 10% interest in the corporation, at least 10% interest in the partnership, or at least 10% interest in the limited liability company.

Name:

Address:

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7. The following professionals have been involved in the preparation of this application, the plans submitted or represent the applicant. Please supply name, address, telephone number, fax number and e-mail address.

A. Attorney: \_\_\_\_\_

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B. Surveyor: \_\_\_\_\_

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A. Engineer: \_\_\_\_\_

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B. Architect: \_\_\_\_\_

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E. Planner: \_\_\_\_\_

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F. Other: \_\_\_\_\_

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8. Do any protective covenants, easements, rights of way, deed restrictions or other similar encumbrances exist on the subject property?

Check one: Yes ( ) No ( )

If yes, provide the Bergen County Clerk's Office Deed Book and Page and a true copy of each such instrument.

A. Deed Book \_\_\_\_\_, Page \_\_\_\_\_. Copy attached: \_\_\_\_\_ yes

B. Deed Book \_\_\_\_\_, Page \_\_\_\_\_. Copy attached: \_\_\_\_\_ yes

C. Deed Book \_\_\_\_\_, Page \_\_\_\_\_. Copy attached: \_\_\_\_\_ yes

9. Describe in detail the proposed use of the subject property, including primary use as well as any accessory uses.

Check one: Permitted Use ( ) Conditional Use ( )

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Have there been any previous requests for relief from the Planning Board or the former Board of Adjustment involving these premises?

Check one: Yes ( ) No ( )

If yes, for each such request, provide the following information: (i) Date of Hearing; (ii) Description of Relief Requested; (iii) Relief Granted:

A. \_\_\_\_\_  
B. \_\_\_\_\_  
C. \_\_\_\_\_

11. Are there any existing non-conformities with the Zoning Ordinance?

Check one: Yes ( ) No ( )

If the answer to this question is "yes", provide the following information:

Cite Zoning Ordinance Section Provide Zoning Ordinance Requirement

A. \_\_\_\_\_  
B. \_\_\_\_\_  
C. \_\_\_\_\_  
D. \_\_\_\_\_  
E. \_\_\_\_\_

12. With regard to the land to be subdivided, provide the following:

A. Size of original plot(s): \_\_\_\_\_

B. Size of proposed lots: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. How many streets do the lots face? \_\_\_\_\_

D. Are the following existing?

i.	Paved streets:	Yes	( )	No	( )
ii.	Sanitary Sewers:	Yes	( )	No	( )
iii.	Storm Sewers:	Yes	( )	No	( )
iv.	Water:	Yes	( )	No	( )
v.	Gas:	Yes	( )	No	( )
vi.	Electric:	Yes	( )	No	( )

E. What is the current Zoning on the property? \_\_\_\_\_

F. Are there any existing structures on the property Yes ( ) No ( )

G. If structures are on the property, what are their uses? \_\_\_\_\_

13. What is the purpose of the Subdivision? \_\_\_\_\_

14. All information required under the Zoning Analysis is required to be included on the Subdivision Plan in the Tabular Presentation and in Graphic Presentation as applicable, including present Ordinance regulations for Zone District, existing conditions and proposed conditions.

Has all information been so included?

Check one: Yes ( ) No ( )

I certify that all statements and information contained in this and all documents submitted as part of this application are true and accurate.

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

**IF THE APPLICANT IS OTHER THAN THE OWNER, SET FORTH IN QUESTION #3, THE FOLLOWING MUST BE COMPLETED:**

The undersigned owner of the subject property herewith grants permission to the applicant set forth above to execute and process this application before the Planning Board of the Borough of Rockleigh.

Signature of Owner: \_\_\_\_\_

Date: \_\_\_\_\_

**SUBDIVISION APPLICATION CHECKLIST**

Use this checklist as a guide for the procedural requirements that must be met by the applicant before the Planning Board will review a Subdivision Application. Below are listed the submissions that constitute a complete Subdivision Application. For the design criteria by which the Planning Board judges a site plan application, please refer to the Municipal Land Use Ordinances of the Borough of Rockleigh.

**THIS INFORMATION IS APPLICABLE FOR BOTH MINOR AND MAJOR SUBDIVISIONS**

- |   | <u>Yes</u> | <u>N/A</u> |
|---|------------|------------|
| A: Eighteen (18) typed copies of Subdivision Application, only four (4) of which must be originally signed and dated. The remaining fourteen (14) copies do not need to be signed and dated | ( )        |            |
| B: Copies of any protective covenants, easements, rights of way, deed restrictions or other similar encumbrance which may exist on the subject property                                     | ( )        | ( )        |
| C: Fees:       Subdivision Application  | ( )        |            |
| Engineering, Legal, & Planning Escrow   | ( )        |            |
| D: Eighteen (18) copies of the Subdivision Plat, drafted to specifications listed below, and folded not larger than 10" x 14" with the title block showing                                  | ( )        |            |
| E: Eighteen (18) completed and clean copies of this checklist   | ( )        |            |
| F: Zoning Data Schedule per item #14 of Application   | ( )        |            |

Does the development require any of the following:

- |                                     | <u>Yes</u> | <u>No</u> |
|-------------------------------------|------------|-----------|
| A. Bergen County Site Plan approval | ( )        | ( )       |
| B. NJDEP Approvals                  | ( )        | ( )       |

If the answer to this question is "yes", please list the specific NJDEP approvals required:

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- |  |     |     |
|--|-----|-----|
| C. Borough of Rockleigh Site Plan Approval         | ( ) | ( ) |
| D. Bergen County Subdivision Approval              | ( ) | ( ) |
| E. Rockleigh Variance Approval                     | ( ) | ( ) |
| F. Rockleigh Soil Movement/Soil Disturbance Permit | ( ) | ( ) |
| G. Rockleigh Historic Review and Approval          | ( ) | ( ) |
| H. Rockleigh Sewer Authority Approval              | ( ) | ( ) |

Almost all required information is to be conveyed, in either graphic or tabular form and must meet the specifications for form and content listed below. Please check the "Yes" box after items included in your Subdivision Plat, the "No" box if the item is missing, the "Not Applicable" box if the item does not apply to your application or the "Waiver" box, if you are seeking a Waiver of this Subdivision Requirement pursuant to N.J.S. 40:55D-51.

**THIS INFORMATION IS APPLICABLE FOR BOTH MINOR AND MAJOR SUBDIVISIONS.**

	<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Waiver</u>
<b>SUBDIVISION PLAT CERTIFIED BY NEW JERSEY LICENSED SURVEYOR</b>	( )	( )		

Key map, containing:

Use borough tax map	( )	( )		( )
Scale, not smaller than 1"=100'	( )	( )		( )
North arrow with same orientation as survey	( )	( )		( )
Property in question	( )	( )		( )
All properties within 200' identified by lot and block number	( )	( )		( )
The zoning districts applicable to those properties	( )	( )		( )
Location of all principal structures on those properties	( )	( )		( )
All water courses within 200'	( )	( )		( )

Title block, containing:

Name of project	( )	( )		
Name and address of owners	( )	( )		
Tax assessment map designation, by block & lot	( )	( )		
Street address	( )	( )		
Names, address, telephone numbers, seals, and signatures of the preparer	( )	( )		
Date of plat and revisions	( )	( )		
Scale, not smaller than 1" = 100'	( )	( )		( )

Graphic presentation of:

North arrow indication	( )	( )		
Lot lines	( )	( )		

	<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Waiver</u>
Sufficient contours/elevations to determine the general slope and natural drainage of the land and the high and low points	( )	( )		( )
Within the portion to be subdivided and within two hundred (200) feet, the location of existing streets, buildings, water courses, bridges, culverts and drain pipes and any natural features, such as wooded areas and rock formations	( )	( )		( )
<u>Existing:</u>				
Setback lines	( )	( )		( )
Easements	( )	( )		( )
Location of existing buildings and structures, including walls, fences, culverts, and bridges	( )	( )	( )	( )
Location of street center line, edge of pavement and curb openings	( )	( )	( )	( )
Location of existing utilities	( )	( )	( )	( )
<u>Proposed:</u>				
Water Supply				
Public Source	( )	( )		
Individual Water Supply	( )	( )		
Sewage Disposal System				
Public Sewage Disposal System	( )	( )		
Individual Sewage Disposal System	( )	( )		
Percolation/Soil Log Performed	( )	( )	( )	( )
Test Results attached hereto	( )	( )	( )	( )
<u>Tabular presentation:</u>				
Names and address of all property owners and principal uses of all properties within 200', keyed to key map	( )	( )		( )
<u>Signature Places:</u>				
Signature Places of the Chairperson and Secretary of the Planning Board and the Borough Engineer	( )	( )	( )	( )
<u>General:</u>				
Length and bearings of the lot lines of the proposed project	( )	( )		( )

	<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Waiver</u>
North arrow	( )	( )		( )
Zone District in which the lot or lots are located	( )	( )		( )
Location, size and nature of all existing rights-of-way, easements and other encumbrances which may effect the lot or lots in question	( )	( )	( )	( )
Location, size and nature of the entire lot or lots in question and any contiguous lots owned by the applicant or in which the applicant has a direct or indirect interest	( )	( )	( )	( )
Location, names and widths of all existing and proposed streets abutting the lot or lots in question	( )	( )	( )	( )
The property lines of all abutting properties, together with the names and addresses of the owners as disclosed on the Borough Tax Map and Tax Roll on file with the Borough as of the date of the Site Plan Application	( )	( )		( )

**THE FOLLOWING ADDITIONAL INFORMATION SHALL BE INCLUDED FOR ALL PRELIMINARY MAJOR SUBDIVISION PLATS**

	<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Waiver</u>
<b>DESIGNED BY A LICENSED NEW JERSEY LAND SURVEYOR</b>	( )	( )		
Accuracy of property lines and other boundaries certified by licensed New Jersey Land Surveyor	( )	( )		

Existing:

Key map, containing:

All drainage within 200',	( )	( )	( )	( )
All driveway intersections with the public streets within 200'	( )	( )	( )	( )
Acreage of the tract to be subdivided to the nearest tenth of an acre	( )	( )		
Tentative cross sections and center line profiles for all proposed new streets	( )	( )	( )	( )

Proposed utility layouts showing feasible connections to existing or any proposed utility systems:

Sanitary Sewage Disposal System	( )	( )	( )	( )
Storm Drainage System	( )	( )	( )	( )
Drainage calculations to show the adequacy of proposed storm drainage facilities and security against flooding	( )	( )	( )	( )

	<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Waiver</u>
Water Supply	( )	( )	( )	( )
Gas Supply	( )	( )	( )	( )
Electricity Supply	( )	( )	( )	( )

The Plat is to be designed in compliance with the provisions of Chapter XXXII of the Municipal Code of the Borough of Rockleigh, Subdivision of Land and Chapter XXXII, Section 32-8, et seq., entitled "Design Standards". Said provisions are incorporated herein by reference. The applicant is directed to obtain a copy of such sections of the Rockleigh Municipal Code and comply with all requirements set forth therein. The Subdivision Plat shall be in conformance with the said Design Standards.

Does the Subdivision Plat contain the following:

	<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Waiver</u>
Section 32-8.3 Street Design	( )	( )	( )	( )
Section 32-8.4 Blocks	( )	( )	( )	( )
Section 32-8.5 Lots	( )	( )		( )
Section 32-8.6 Public Use/Service Areas	( )	( )	( )	( )

Soil Erosion:

Soil Erosion and sediment control plan as described in Chapter XXXII, Section 32-11 et seq., of the Rockleigh Municipal Code	( )	( )	( )	( )
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Bonding and Construction Schedule:

Cost estimates and proposed performance construction and Maintenance Bonds in accordance with the provisions of Chapter XXXI, Section 31-8 and Chapter XXXII, Section 32-7.4, et seq., of the Rockleigh Municipal Code	( )	( )	( )	( )
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Off-Tract Improvements:

Details of any off-tract improvements	( )	( )	( )	( )
Cost estimates and calculations of off-tract improvements of the share to borne by the developer	( )	( )	( )	( )

**THE FOLLOWING ADDITIONAL INFORMATION SHALL BE INCLUDED FOR ALL FINAL MAJOR SUBDIVISION PLATS**

Tract boundary line	( )	( )		
Rights-of-way lines of streets	( )	( )		
Street names	( )	( )		
Easements and other rights-of-way with accurate dimensions and bearings	( )	( )	( )	( )

	<u>Yes</u>	<u>No</u>	<u>N/A</u>	<u>Waiver</u>
Land to be reserved or dedicated to public use	( )	( )	( )	( )
All lot lines with accurate dimensions and bearings	( )	( )		
The purpose of any easement or land reserved or dedicated to public use	( )	( )	( )	( )
Proposed use of sites other than residential	( )	( )	( )	( )
Each block numbered	( )	( )		
Lots within each block numbered consecutively	( )	( )		
Minimum building setback line on all lots and other sites	( )	( )		
Location and description of all monuments	( )	( )	( )	
Names and owners of adjoining unsubdivided land	( )	( )		
Certification by Surveyor as to accuracy of details of plat	( )	( )		
Certification that the applicant is agent or owner of the land or that the owner has given consent under an Option Agreement	( )	( )		
Cross sections and profiles of streets	( )	( )	( )	( )
Contours of 5 foot intervals for slopes averaging 10% or greater and at 2 foot intervals for land of lesser slope	( )	( )		( )
Plans and profiles of storm drainage	( )	( )	( )	( )
Plans and profiles of sanitary sewer disposal system	( )	( )	( )	( )
Plans and profiles of water mains	( )	( )	( )	( )
Certificate from Tax Collector that all taxes are paid to date	( )	( )		

**FOR EACH LOT FOR WHICH APPROVAL IS REQUESTED, PROVIDE THE INFORMATION REQUESTED BELOW. PLEASE REPRODUCE PAGE 17 FOR THIS PURPOSE AND INCORPORATE ADDITIONAL PAGES FOR EACH LOT INTO THE ENTIRE APPLICATION.**

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<b>ZONING ANALYSIS INCLUDING THE FOLLOWING</b>	( )	( )	
A. <u>Lot size, including:</u> Lot area, lot frontage and lot depth	( )	( )	( )
B. <u>Existing lot coverage, including:</u> Square footage of building coverage, percent of building coverage, square footage of all buildings and structures, and percentage of lot for all buildings and structures:	( )	( )	( )
C. <u>Proposed lot coverage, including:</u> Square footage of building coverage, percent of building coverage, square footage of all buildings and structures, and percentage of lot for all buildings and structures:	( )	( )	( )
D. <u>Existing height:</u>			
Principal structure and all accessory structures	( )	( )	( )
E. <u>Proposed height:</u>			
Principal structure and all accessory structures, calculated pursuant to Rockleigh Zoning Ordinances	( )	( )	( )
F. <u>Existing, principal structure:</u> Front yard setback, side yard setback, and rear yard setback	( )	( )	( )
G. <u>Proposed, principal structure:</u> Front yard setback, side yard setback, and rear yard setback	( )	( )	( )
H. <u>Existing, accessory structures:</u> Front yard setback, side yard setback, and rear yard setback	( )	( )	( )
I. <u>Proposed, accessory structures:</u> Front yard setback, side yard setback and rear yard setback	( )	( )	( )

**PART B – VARIANCE APPLICATION**

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**ANY DEVELOPMENT, OR CONSTRUCTION, LOCATED ON PROPERTY IN ANY ZONE OF THE BOROUGH NOT IN CONFORMANCE WITH THE ZONING ORDINANCES OF THE BOROUGH REQUIRES A VARIANCE OR VARIANCES IN THE FORM OF APPROVAL FROM THE PLANNING BOARD IN ORDER FOR THE DEVELOPMENT TO PROCEED, NOTWITHSTANDING SUCH NON-CONFORMANCE WITH THE ZONING ORDINANCES.**

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PLEASE SUBMIT EIGHTEEN (18) TYPEWRITTEN COPIES OF THE APPLICATION, ONLY FOUR (4) OF WHICH MUST BE ORIGINALLY SIGNED AND DATED. THE REMAINING FOURTEEN (14) COPIES DO NOT NEED TO BE SIGNED AND DATED.

1. Application is hereby made for (check where appropriate/all that apply):

- (     ) Bulk Variance
- (     ) Use Variance
- (     ) Other \_\_\_\_\_

2. Use:

Existing use(s) \_\_\_\_\_

Proposed use(s)

Principal Use(s) \_\_\_\_\_

Accessory Use(s) \_\_\_\_\_

Is proposed principal use permitted?            (     ) Yes        (     ) No

Conditional:    (     ) Yes        (     ) No        Prohibited:    (     ) Yes        (     ) No

Is proposed accessory use(s) permitted?            (     ) Yes        (     ) No

Conditional:    (     ) Yes        (     ) No        Prohibited:    (     ) Yes        (     ) No

3. Type of Variance for which application is being made:

- N.J.S. 40:55D-70(c)(1)            (     )            N.J.S. 40:55D-70(c)(2)            (     )
- N.J.S. 40:55D-70(d)            (     )

Cite Zoning Ordinance Section

Provide Zoning Ordinance Requirement

- A. \_\_\_\_\_
- B. \_\_\_\_\_
- C. \_\_\_\_\_
- D. \_\_\_\_\_
- E. \_\_\_\_\_

4. For each Variance listed under item #3 above, provide what is proposed:

- A. \_\_\_\_\_
- B. \_\_\_\_\_
- C. \_\_\_\_\_
- D. \_\_\_\_\_
- E. \_\_\_\_\_

5. For each Variance listed under item #3, state in detail why the proposed relief should be granted by the Planning Board.

- A. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- B. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- C. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- D. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- E. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Have there been any previous requests for relief from the Planning Board or the former Board of Adjustment involving these premises?

Check one:            Yes    (       )                    No    (       )

If yes, for each such request, provide the following information: (i) Date of Hearing;; (ii) Description of Relief Requested; (iii) Relief Granted:

- A. \_\_\_\_\_
- B. \_\_\_\_\_
- C. \_\_\_\_\_

7. Are there any existing non-conformities with the Zoning Ordinance?

Check one:                    Yes    (       )                    No    (       )

If the answer to this question is "yes", provide the following information:

	Cite Zoning Ordinance Section	Provide Zoning Ordinance Requirement
A.	_____	_____
B.	_____	_____
C.	_____	_____
D.	_____	_____
E.	_____	_____

I certify that all statements and information contained in this and all documents submitted as part of this application are true and accurate.

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

**IF THE APPLICANT IS OTHER THAN THE OWNER SET FORTH IN QUESTION #3 OF THE SUBDIVISION APPLICATION, THE FOLLOWING MUST BE COMPLETED:**

The undersigned owner of the subject property herewith grants permission to the applicant set forth above to execute and process this application before the Planning Board of the Borough of Rockleigh.

Signature of Owner: \_\_\_\_\_

Date: \_\_\_\_\_

**VARIANCE APPLICATION CHECKLIST**

Use this checklist as a guide for the procedural requirements that must be met by the applicant before the Planning Board will review a Variance Application. Below are listed the submissions that constitute a complete Variance Application.

- |  | <b><u>Yes</u></b> | <b><u>N/A</u></b> |
|--|-------------------|-------------------|
| A: Eighteen (18) copies of typed Variance Application, only four (4) of which must be originally signed and dated. The remaining fourteen (14) copies do not need to be signed and dated | ( )               |                   |
| B: Fees:           Variance Application  | ( )               |                   |
| Engineering, Legal, & Planning Escrow  | ( )               |                   |
| C: Eighteen (18) completed and clear copies of this checklist  | ( )               |                   |

	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Waiver</u></b>
<b>SURVEY, CERTIFIED BY LICENSED SURVEYOR</b>	( )	( )	

- |   |     |     |     |
|---|-----|-----|-----|
| A. Has a Survey been prepared and submitted, setting forth all of the information required for a Survey as set forth under the Historic Review Application Checklist, with the exception of any Waivers being requested                   | ( ) | ( ) |     |
| B. In addition to all of the information required for a Survey pursuant to the Historic Review Application Checklist, does the Survey also include the following:   |     |     |     |
| (i) Key map, containing:  |     |     |     |
| Use borough tax map   | ( ) | ( ) | ( ) |
| Scale, not smaller than 1"-100'   | ( ) | ( ) | ( ) |
| North arrow with same orientation as survey   | ( ) | ( ) | ( ) |
| Property in question  | ( ) | ( ) | ( ) |
| All properties within 200' identified by tax lot and block number   | ( ) | ( ) | ( ) |
| The zoning districts applicable to subject property and those properties within 200'  | ( ) | ( ) | ( ) |
| (ii) Tabular presentation:  |     |     |     |
| of names and address of all property owners   |     |     |     |
| of all properties within 200', keyed to key map   | ( ) | ( ) | ( ) |
| C. Has a Zoning Analysis been prepared and submitted, setting forth all of the information required for a Zoning Analysis as set forth under the Historic Review Application Checklist, with the exception of any Waivers being requested | ( ) | ( ) |     |

Waivers Requested:

The following Waivers are being requested. Each Waiver shall be identified by the specific information requested in either the Historic Review Application Checklist or the within Variance Application Checklist:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_

**NOTICE OF PUBLIC HEARING**  
**PLANNING BOARD**  
**BOROUGH OF ROCKLEIGH**

PLEASE TAKE NOTICE that the Planning Board of the Borough of Rockleigh will hold a Public Hearing on \_\_\_\_\_, 20\_\_\_\_, at 8:00 PM, or as soon thereafter as the matter may be heard at the Municipal Building, 26 Rockleigh Road, Rockleigh, New Jersey, on the application of:

\_\_\_\_\_  
\_\_\_\_\_

for the following items of relief:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. Any and all additional relief not set forth herein as may be deemed necessary by the Board that may arise as a result of or during the course of hearing.

The property the subject of the application is known as: Block: \_\_\_\_\_, Lot: \_\_\_\_\_, on the current Tax Assessment Map of the Borough of Rockleigh. The property is also commonly known by the following street address: \_\_\_\_\_, Rockleigh, New Jersey.

The application, plans and all supporting documentation are on file in the Planning Board Office at the Rockleigh Municipal Building, 26 Rockleigh Road, Rockleigh, New Jersey, and are available for public inspection Monday through Friday, 9:00 AM to 5:00 PM.

When the case is called, you may appear either in person or by attorney and present any testimony or evidence you may have concerning the application.

This Notice is being sent to you by the applicant pursuant to the Municipal Land Use Law of the State of New Jersey and by Order of the Planning Board of the Borough of Rockleigh, New Jersey.

DATE: \_\_\_\_\_

\_\_\_\_\_  
APPLICANT

**FORM OF PROOF OF SERVICE**

STATE OF NEW JERSEY

SS:

COUNTY OF BERGEN

(Name) \_\_\_\_\_ of full age, being duly sworn according to law, upon his oath, deposes and says:

1. He resides at/has an office at \_\_\_\_\_.
2. He is the applicant/attorney for the applicant in the above referenced application pending before the Planning Board of the Borough of Rockleigh.
3. Said application relates to premises known and designated as follows: Tax Block \_\_\_\_\_, Tax Lot \_\_\_\_\_, on the current Tax Assessment Map of the Borough of Rockleigh. The premises are commonly known by the following street address: \_\_\_\_\_.
4. I gave Notice of this proceeding to each and all of the owners of property effected by said application by certified mail, return receipt requested, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.
5. A true copy of the Notice forwarded to each and all of said property owners is attached to this Affidavit.
6. A list of the names and addresses of the persons/agencies notified is attached to this Affidavit.
7. True copies of the white certified mail receipts which contain a postmark date are attached to this Affidavit.

\_\_\_\_\_  
APPLICANT/APPLICANT'S ATTORNEY

Sworn to and subscribed before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Public of the State of New Jersey  
My commission expires: \_\_\_\_\_