

**BOROUGH OF PARK RIDGE
ORDINANCE NO. 2021-024**

**AN ORDINANCE AMENDING CHAPTER 74 - LAND USE
PROCEDURES, ARTICLE II - ZONING BOARD OF
ADJUSTMENT, §74-16 ENTITLED VARIANCES
CHECKLISTS, OF THE CODE OF THE BOROUGH OF
PARK RIDGE, NEW JERSEY**

BE IT ORDAINED by the Mayor and Council of the Borough of Park Ridge, that Chapter 74 - Land Use Procedures, Article II - Zoning Board of Adjustment, §74-16 of the Ordinance of the Borough of Park Ridge is hereby amended as set forth below and is hereby added as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

Chapter 74. LAND USE PROCEDURES.

ARTICLE II. ZONING BOARD OF ADJUSTMENT.

§74-16. VARIANCE CHECKLISTS

GENERAL REQUIREMENTS

- ☐ One (1) original and fourteen (14) fully executed application forms.*
- ☐ One (1) original signed and sealed copy of all plans and fourteen (14) copies.*
- ☐ One (1) original current (within 5 years) survey and fourteen (14) copies.*
- ☐ Fifteen (15) copies of the Zoning Officer denial form.*
- ☐ Payment in full (with separate checks) of all application and escrow fees.
- ☐ One (1) Certificate from the Tax Collector stating all taxes are paid up to date.
- ☐ One (1) Certification of applicant (must be notarized).
- ☐ One (1) Owners affidavit (must be notarized).

*Additional copies may be required.

C VARIANCE

- ☐ Title block containing name of applicant and owner, preparer, lot and block numbers and date prepared.
- ☐ Space for signatures of Chairman and Board Secretary.
- ☐ Scale of map both written and graphic.
- ☐ North arrow.
- ☐ Zoning district in which parcel is located complete with all zone criteria.

☐ Location of existing buildings and structures, including fences and retaining walls.

☐ All existing and proposed impervious surfaces are to be shown.

☐ Location of existing and proposed easements or rights-of-ways.

☐ Landscape plan & lighting plan.

☐ List of requested variances and waivers from any requirements, together with a statement of reasons why same should be granted (If applicable).

☐ Proposed Stormwater Management Measures (If applicable).

D VARIANCE

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☐ Scale of map.

☐ North arrow.

☐ Zoning district in which parcel is located complete with all zone criteria.

☐ Location of existing buildings and structures, including fences and retaining walls.

☐ All existing and proposed impervious surfaces are to be shown.

☐ Location of existing easements and proposed or rights-of-ways.

☐ Landscape plan & lighting plan.

☐ List of requested variances and waivers from any requirements, together with a statement of reasons why same should be granted (If applicable).

☐ Proposed Stormwater Management Measures (If applicable).

☐ Existing & proposed contours to determine the natural drainage of the land.

☐ A general description of the proposed development and a brief assessment of its effect on the site, adjacent properties and the neighborhood. Including but not limited to effects upon the natural environment, land use patterns, traffic and circulation, visual factors, utilities and drainage.

REPEAL OF INCONSISTENT ORDINANCES

All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SEVERABILITY

If any provision or portion of a provision of this Ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the Ordinance shall not be invalidated and shall remain in full force and effect.

EFFECTIVE DATE

This Ordinance shall take effect immediately following final passage, adoption and publication as provided by law.

Adopted ____ / ____ / ____ on roll call vote as follows:

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Capilli						
Cozzi						
Epstein						
Fenwick						
Ferguson						
Metzdorf						

APPROVED:

KEITH J. MISCIAGNA, MAYOR

Attest:

Magdalena Giandomenico
Borough Clerk