

**1. PROPERTY / SITE INFORMATION:**

LOCATION	Street Address: 5 CHURCH STREET		
	City: VERNON	State: NJ	Zip: 07462
Tax Map	Page: 151	Block: 404	Lot(s): 1
	Page:	Block:	Lot(s):
Property Information – Area:	Easements / Deed Restrictions: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Zone:	Has this property been deemed a Historic Landmark <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

**2. APPLICANT INFORMATION:**

Name(s): CLAUDE ALLAIN + ELIZABETH BILDMASUR			
Street Address: 46 SAND HILL ROAD			
City: VERNON	State: NJ	Zip: 07462	
Email Address:	Telephone: 718-570-6407		Fax:
Applicant is a: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Entrepreneur <input checked="" type="checkbox"/> Individual			

**3. DISCLOSURE STATEMENT:**

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all person owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55d-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. Use attached form or applicant's can use their own form.

NIA

**4. IF OWNER IS OTHER THAN THE APPLICANT – provide the following information:**

Name(s): SAME AS APPLICANT			
Street Address:			
City:	State:	Zip:	
Email Address:	Telephone:		Fax:

**5. APPLICANT'S ATTORNEY:**

Name(s): JAMES D OFFER, JR			
Street Address: 15 CHURCH STREET			
City: VERNON	State: NJ	Zip: 07462	
Email Address: jdoffer@warwick.net	Telephone: 913-764-1200		Fax: 913-764-5981

**6. APPLICANT'S ENGINEER:**

Name(s):			
Street Address:			
City:	State:	Zip:	
Email Address:	Telephone:		Fax:

**7. APPLICANT'S PLANNER:**

Name(s):

Street Address:

City:

State:

Zip:

Email Address:

Telephone:

Fax:

**8. APPLICANT'S SURVEYOR:**

Name(s): ROBERT H. JORDAN JR RHT ASSOCIATES

Street Address: 6 LAKE SHORE DRIVE EAST

City: HIGHLAND LAKES

State: NJ

Zip: 07422

Email Address: rjordan@warwick.net

Telephone: 913-764-5668

Fax: 913-764-5668

**9. APPLICANT'S OTHER PROFESSIONALS (TRAFFIC, ENVIRONMENTAL ECT.):**

Name(s):

Street Address:

City:

State:

Zip:

Email Address:

Telephone:

Fax:

**10. APPLICATION IS FOR THE FOLLOWING:****SUBDIVISION:**
 Minor (including lot line adjustment)
  Major - Preliminary
  Major - Final

Number of Lots to be created (includes remainder lot) \_\_\_\_\_

Number of proposed dwelling units (if applicable) \_\_\_\_\_

**SITE PLAN:**
 Minor
  Major - Preliminary
  Major - Final
  Amendment / Revision to an Approved Site Plan
Number of Proposed Buildings? 1 EXISTING STRUCTURE

Total Impervious area (s.f.) \_\_\_\_\_ Impervious area from Structures (s.f.) \_\_\_\_\_

Total area to be disturbed (s.f.) \_\_\_\_\_

**INFORMAL / CONCEPTUAL REVIEW:**
 Subdivision
  Site Plan
  Other
**CONDITIONAL USE APPROVAL:** NJSA 40:55D-67**ISSUANCE OF A PERMIT FOR BUILDING OR STRUCTURE:**
 NJSA 40:55D-34 (permit building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved pursuant to NJSA 40:55D-32)

 NJSA 40:55D-35 (permit building or structure not related to an official suitably improved street pursuant to NJSA 40:55D-35).
**VARIANCES PURSUANT TO NJSA 40:55D****Bulk Variance** (C1) (hardship)

- (C2) (flexible); benefits v. detriment

**Use Variance**

- (D1) A use or principal structure in a district restricted against such use or principal structure (use variance)
- (D2) An expansion of a nonconforming use
- (D3) Deviation from a specification or standard pursuant to Section 54 of P.L. 1975, c.291 (C.40:55D-67) pertaining solely to a conditional use
- (D4) An increase in the permitted floor area ratio as defined in Section 3.1 of P.L. 1975, c.291 (C.40:55D-4)
- (D5) An increase in the permitted density as defined in Section 3.1 of P.L. 1975, c.291 (C.40:55D-4) except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision.
- (D6) A height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

**APPEAL/INTERPRETATION PURSUANT TO NJSA 40:55D-70, (a) & (b):**

- (a) Appeal to Board of Adjustment of Order, Requirement, Decision or Refusal by an administrative officer based on or made in the enforcement of the zoning ordinance.
- (b) Request for Interpretation of the zoning map or Ordinance or for Decisions upon other special questions upon which the Board of Adjustment is authorized to pass by any zoning or offered map or ordinance.

Attached additional pages if needed in responding to items 8, 9,10, and 12.

**11. LIST ORDINANCES SECTIONS for which variance(s) and/or interpretation(s) are requested:**

*Waiver requested from strict requirements of parking regulations in TC Zone - 15 provided - 16 required.*

**12. LIST SUBMISSION WAIVERS REQUESTED:**

Note – submission waivers must be approved by a majority vote of the Land Use Board prior to being deemed complete and prior to the application being heard by the Board.

Checklist Item No.	Description	Reason

**13. LIST THE DESIGN WAIVERS REQUESTED:**

Ordinance Section	Description	Reason

**14. OFFICIAL NOTICE TO APPEAR:**

Attach a copy of the Notice to appear in the official newspaper of the municipality to be mailed to the owners of real property, as shown on the current tax map within 200 feet in all directions of the property which is the subject of this application. The Applicant must request this list from the Tax Assessor. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable, and identify the proposed use of the building(s), structure(s) and/or property.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Board Secretary for the hearing.

An affidavit of service to all property owners and a proof of publication must be provided to the Board Secretary at least five (5) days before the hearing can proceed.

**15. NATURE OF APPLICATION:**

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

*See cover letter*

**16. UTILITIES TO BE UTILIZED: (Check all that apply)**

- Public Sewer       Private Septic       Public Water       Private Well

Note: For public water or sewer, provide a "will serve" letter from the respective utility company.

**17. CHECK ANY OTHER APPROVALS WHICH MAY BE REQUIRED AND DATE PLANS SUBMITTED: (Check all that apply)**

Type of Approval	Filed YES	Filed NO	Date Plans Submitted
<input checked="" type="checkbox"/> County Health Department <i>As required for Restaurant</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> County Planning Board <i>As required upon final plans</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> County Soil Conservation District	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Wetlands)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Sewer Extension Permit)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Sanitary Sewer Connection Permit	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Stream Encroachment Permit)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Potable Water Construction Permit)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDOT (Department of Transportation)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Township Sewer Utility	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Flood Hazard)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Highlands)	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> NJDEP (Water allocation)	<input type="checkbox"/>	<input type="checkbox"/>	

**18. PRIOR APPROVALS:**

Indicate if, to your knowledge, this property was ever the subject of a prior application to the Planning or Zoning Board:

X Yes      \_\_\_\_\_ No      If yes, was the application approved? Please attach a copy of the resolution. *APPROVAL WAS GRANTED FOR THE ORIGINAL STRUCTURE AND SEVERAL CHANGES OF USES. FURTHER DETAILS UNKNOWN.*

**19. TAX COLLECTOR CERTIFICATION:**

Certification from the Tax Collector that all taxes due on the subject property have been paid must be furnished to the Board Secretary at the time the application is submitted. *To Be Submitted*

**20. FEE CALCULATION (SEE PAGES 11 AND 12, ASK BOARD SECRETARY FOR ASSISTANCE IF NEEDED):**

\$ 350- Application Fee      \$ 1,200- Escrow Fee      \$ 50.00 GIS Fee

**21. CERTIFICATIONS:**

- A. 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.
- B. 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. [If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]
- C. I understand that I submitted funds as calculated herein to be deposited into an Escrow account. In accordance with the Municipal Land Use Law, 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 the review of submitted materials and the publication of the decision by the Board. I understand the escrow amount is a preliminary estimate, and the actual cost may be more or less. 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 required additional amount and shall add that sum to the escrow account within twenty (20) days or I will have my application revoked and will be subject to property liens and/or fines.
- D. I hereby authorize the Land Use Board Members, Land Use Board Professionals, and Township Staff to inspect the premises listed on this application as a part of the review process, and grant full right of entry (excluding the interior of buildings).



Signature of Applicant

Signature of Owner (If different)

CLAUDE ALLAIN  
Print Name

Print Name

NOVEMBER 2, 2020  
Date

Date

VERNON TOWNSHIP  
LAND USE BOARD

Department of Planning & Zoning  
21 Church Street · Vernon · NJ 07462

Tel.: (973) 764-4055 Ext. 2279 · Fax: (973) 764-9528 · www.vernontwp.com  
For assistance with Land Use Board Applications: 973-764-4055 ext. 2279

Applicant Name(s):  
Property Address:

CLAUDE ALLAIN & ELIZABETH DILOMASUR  
Street: 5 CHURCH STREET  
City: VERNON State: NJ Zip: 07462  
404 / 1

Block / Lot:

TECHNICAL CHECKLIST

Item	Minor Site Plan	Major Site Plan - Preliminary	Major Site Plan - Final	Minor Sub division	Major Subdiv. - preliminary	Major Subdiv. - Final	Variance (see note #1)	Concept Plan	Complete or Waiver Requested?
1	Sealed survey map of Entire tract	x✓	x	x	x	x	x		
2	Name and address of owner and applicant of the subject property	x✓	x	x	x	x	x	x	
3	List of all property owners within a 200-foot radius on the plan, with block & lot number & street address (from Tax Assessor)	x✓	x	x	x	x	x		
4	Zone data tabulation with existing and proposed bulk requirements for each lot and the remainder tract	x✓	x	x	x	x	x		
5	Key map based on the Township tax maps with tax map sheet data. Show 200 ft. radius from subject parcel	x✓	x	x	x	x	x	x	
6	Indicate existing and proposed block and lot numbers, as assigned by the Tax Assessor, of subject property and surrounding properties within 200'	x✓	x	x	x	x	x		
7	Bearing and distance information for all lot lines	x✓	x	x	x	x	x		
8	North arrow with reference	x✓	x	x	x	x	x	x	
9	Signature block with space for Township Engineer, Board Chairperson and Secretary.	x✓	x	x	x	x	x		
10	Title Block with graphic scale, lot and block number, date the map was prepared with any revision dates and the name of the individual preparing the map together with that individuals raised seal and signature	x✓	x	x	x	x	x	x	
11	Existing topography with maximum contour intervals of 2 feet for entire property (200 ft. overlap required for Major applications only)	N/A	x	x	x	x			
12	Environmentally Sensitive Areas (ESA) delineations and calculations in accordance with 330-83 (formerly Section 717) of the Vernon Township Land Use Ordinance. Provide tabulation for all environmentally sensitive areas		x	x	x	x			
13	Existing roadway data including all adjacent utilities and storm sewers for frontage of tract within the right of way	x✓	x	x	x	x	x		
14	Indicate all existing structures and wooded areas within subject property. Note - buildings within 200 ft. of subject property required for variances and Major applications. Can utilize aerial photography. cite source	x✓	x	x	x	x	x		
15	Construction details for all proposed improvements <i>To Be Prov.</i>	x	x	x		x	x		
16	Existing wells, septs, water bodies and wetlands on subject property or on neighboring lots that affect subject property	x	x	x	x	x	x		
17	Proposed layout plan, with roadway centerline data, including curve data and return radii. For subdivisions, plan must show all proposed lots with area labeled in S.F. and acres, rights of way, setback lines, metes and bounds for all boundary and right of way lines. Scale: 1"= 30 ft	N/A	x	x		x	x		
18	Proposed grading plan for roadway, buildings, access driveways and parking lots with any retaining wall locations at maximum 2 ft. contour intervals. Provide spot grades at building corners, in parking lots, top and bottom of wall elevations, and at low and high points. Scale: 1"= 30 ft	N/A	x	x	x	x	x	x	
19	Proposed utility plan showing all storm sewer inlets and pipes, sanitary sewer mains and lateral connections, all with invert and grate/rim elevation labels and pipe slopes, water main and service connections, with pipe material and sizes, and proposed wells and septs. Minimum Scale is 1"= 30 ft		x	x	x	x	x	x	

APP. SERVICED  
By MUA

TECHNICAL CHECKLIST

Item	Minor Site Plan	Major Site Plan - Preliminary	Major Site Plan - Final	Minor Sub division	Major Subdiv. - preliminary	Major Subdiv. - Final	Variance (see note #1)	Concept Plan	Complete or Waiver Requested?
20	Environmental Impact Statement	X			X				
21	Road profiles showing all proposed utilities and structures with labels, road centerline data with vertical curve information. All pipe crossings must be identified with adequate clearance provided. Also provide profiles of all off-road utilities. Scale: 1" = 30' H, 1" = 3' V	X	X		X	X			
22	Soil erosion and sediment control plan if over 5,000 s.f. disturbance in accordance with Sussex County SCD standards. Min. Scale 1"= 50 ft.	X	X		X	X			
23	Landscaping and lighting plan. Show all proposed landscaping with a planting schedule. Show all isobars for all existing and proposed on-site lighting in foot-candles. Include utilities on this plan to ensure no conflicts exist. Scale: 1"= 30 ft	X	X		X	X			
24	Either a certification note on the plan that no wetlands exist on or within 150 ft. of the property or submission of wetlands letter of interpretation (LOI) from the NJDEP or proof that an LOI application has been submitted to NJDEP <i>TO BE PROVIDED</i>	X	X	X	X	X	X		
25	Certification note on the plan as to whether the property lies within the highlands preservation area (provide any correspondence with Highlands Council) <i>TO BE PROVIDED</i>	X	X	X	X	X	X	X	
26	Certification note stating that all proposed access drives comply with A.A.S.H.T.O. sight distance requirements	N/A	X	X	X	X			
27	Area of disturbance delineated on the plan, and labeled in square feet <i>TO BE PROVIDED</i>	X	X	X	X	X	X		
28	Impervious coverage labeled on the plan in square feet <i>TO BE PROVIDED</i>	X	X	X	X	X	X		
29	Storm water management plan and report. Include separate drainage area maps for pre and post development drainage boundaries and Tc paths. Drywells are sufficient for minor site plan and subdivisions (size for 3" rainfall for area of structures).	N/A	X	X	X	X			
30	Indicate the soil types and boundary lines from the Sussex County soil survey	N/A	X	X	X	X			
31	Provide a compact disk (CD) of the CAD file for the design plans for township records <i>TO BE PROVIDED</i>	X	X	X	X	X			
32	Preliminary proposed house, driveway, septic and well locations.				X	X			
33	Preliminary grading at 2' contours for proposed houses and driveways.				X	X			
34	Traffic Impact Analysis (if projected increase is more than 50 trips/day)		X		X				
35	Provide typed summary of all requested waivers with reasons/justification for request (see note 2 below)	X	X	X	X	X	X		
36	Plans to be titled "Final Construction Drawings"			X		X			
37	Final Developers Agreement, if required by Board			X		X			
38	Engineers cost estimate of site improvements. NOTE: Bonding Required for 120% of the cost of the site improvements, 10% cash & 90% Bond, unless waived by Board			X		X			
39	For Use ('D') Variances and Bulk ('C') Variances, the following must be provided: (a) Description of application and relief being sought (b) a description of the alternatives that were considered (c) Statement as to how the application meets the negative and positive criteria in support of the request (d) 4 photographs depicting the subject property (e) a sealed survey map						X		
40	For Appeal/Interpretation, the following must be provided: (a) A map which clarifies, in sufficient detail, the nature of the appeal or interpretation (b) any documentation, forms or correspondence which explains the nature of the appeal or interpretation (c) a written description of the area surrounding the subject property (d) a statement or legal brief which clarifies the position of the applicant (e) 4 photographs depicting the subject property						X		

NOTES:

(1) The Board accepts abbreviated submissions for simple variances for pools not in the front yard, decks, patios, sheds, stoops and detached structures not in excess of 150 square feet. In lieu of the checklists above, the Applicant can submit the following for these variances only: (a) Sealed Boundary survey (b) Proposed improvements drawn to scale on a copy of the survey. Show dimensions of structure and distance to property lines (c) 4 photographs accurately depicting the subject property (d) Copy of the tax map showing all parcels within 200-ft. (e) Provide all items on the Administrative checklist. Note - this procedure is intended to reduce the Applicant's expense for minor matters, however, additional information or professionally drawn plans may be requested if deemed necessary by the Board, Board Planner or Board Engineer. (2) Applicant's with waiver requests cannot be deemed complete until the waivers are approved by the Land Use Board Planner or Engineer or the Land Use Board at a regular meeting.