

COVER SHEET

(Please attach this sheet to your application)

APPLICANT FORREST & KATIE HARPER

BLOCK 4308 LOT(S) 15

ADDRESS OF PROPERTY 16 SLINGERLAND AVE

BRIEF NARRATIVE DESCRIPTION OF PROPOSED DEVELOPMENT:

GARAGE ADDITION

Check Application  
Requested at this time

Type of Application  
(Notice requirements)\*

Appeal of Administrative Decision  
Interpretation or Statutory Referral (A&B)

Dimensional Bulk Variance (A&B)

Sign Variance (A&B)

Flood Variance (A&B)

Use Variance (A&B)

Conditional Use (A&B)

Minor Subdivision (none)

Major Subdivision Preliminary (A&B)

Major Subdivision Final (none)

Minor Site Plan (none)

Site Plan Preliminary (A&B)

Site Plan Final (A&B)

\* (A) Personal notice or notice by certified mail to owners of property within 200 feet of the boundary of the property at least 10 days prior to the hearing date set by the Board.

(B) Notice of a public hearing to be published in the official newspaper at least 10 days prior to the public hearing.

ALL PLANS MUST BE FOLDED TO NO LARGER THAN 9" X 12" IN SIZE. ALL PLANS MUST BE NUMBERED CONSECUTIVELY AND STAPLED TOGETHER INTO SEQUENTIAL SETS. PLANS WILL NOT BE ACCEPTED UNLESS THEY MEET THE ABOVE CRITERIA.

PEQUANNOCK TOWNSHIP  
APPLICATION FOR VARIANCE

Applicant's Name: FORREST & KATIE HARPER

Fee Paid: \_\_\_\_\_ Date Received: \_\_\_\_\_

Escrow Paid: \_\_\_\_\_ Date Received: \_\_\_\_\_

DO NOT WRITE ABOVE THIS LINE

1. Applicant's Name, Address and Telephone Number: FORREST & KATIE HARPER 16 SLINGERLAND AVE 201-787-0237

2. Present Owner's Name, Address and Telephone Number: SAME

3. Attorney's Name, Address and Telephone Number: \_\_\_\_\_

4. N.J.S.A. 40:55D-70

\_\_\_\_\_ (a) Review of Order \_\_\_\_\_ (b) Interpretation

(c) Hardship or C(2) Variance \_\_\_\_\_ (d) Use Variance

5. Permission to:  (a) Alter or add to an existing building  
(Check applicable) \_\_\_\_\_ (b) Construct a new building on vacant land  
\_\_\_\_\_ (c) Change from existing use  
\_\_\_\_\_ (d) Subdivide land creating one or more nonconforming lots  
\_\_\_\_\_ (e) Other

6. Proposed building or use is contrary to the following sections of the Zoning Ordinance:

Section	Brief Description
<u>360-12 B(6)</u>	<u>SIDE YARD SETBACK</u>
_____	_____
_____	_____
_____	_____

7. Location of Lot: Number and Street: 16 SLINGERLAND

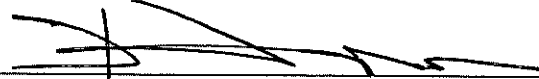
Block 4308 Lot 15 Zoning R-15

8. Dimensions of Lot \_\_\_\_\_ acres 20 000 square feet  
 Front yard setback 50.0 Rear yard setback 100.25  
 Side yard setback 21.9 and 10.7  
 Lot depth 200 Lot width 100
9. Do lots have frontage on a public street or ROW?  
 Yes  No \_\_\_\_\_  
 Property is located on a  Municipal, \_\_\_\_\_ County or  
 \_\_\_\_\_ State Road. (Check all that apply)
10. Has tract been involved in a prior application before the Zoning Board of  
 Adjustment or the Planning Board? Yes \_\_\_\_\_ No   
 If Yes, name of Board \_\_\_\_\_  
 Type of Application \_\_\_\_\_  
 Action Taken \_\_\_\_\_
11. Number of buildings or structures existing 1, proposed 1  
 Ground floor area of all structures 2134  
 Dimensions of proposed addition 572 square feet.
12. Have efforts been made to acquire additional land to be joined with the  
 subject premises? Explain: \_\_\_\_\_  
NONE AVAILABLE
13. Are there any existing covenants or deed restrictions on the property?  
 Yes \_\_\_\_\_ No  If Yes, Describe: \_\_\_\_\_
14. Is the property located in the 100 year Floodplain or Floodway as shown  
 on the FEMA Maps dated July 3, 1986? Yes \_\_\_\_\_ No
15. Name, Address and Title of person preparing the plats and exhibits  
 presented: JAMES P. CUTILLO, RA  
593 NEWARK POMP TPK POMP PL.
16. List all the plans and other exhibits submitted with this application:  
PAGE V1 & V2 DATED 2-1-22

17. Explain reasons why relief should be granted (attach narrative giving complete factual and legal contentions)

ADDITION IS ONLY FOR GARAGE  
GARAGE CEILING HT. IS TOO LOW  
TO FIT VEHICLES & ADDITIONAL  
LIVING SPACE IS NEEDED

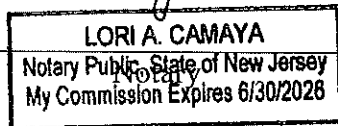
**I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS  
CORRECT TO THE BEST OF MY KNOWLEDGE.**

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

Sworn to and Subscribed

Before me this 24 day

of February 2022



TOWNSHIP OF PEQUANNOCK

SUPPLEMENT TO VARIANCE APPLICATION

The following questions are necessary for the Health Department's review of your application. The completed form will also be made available to the Board of Adjustment prior to the hearing date. Filling out this form completely and accurately will facilitate the application process and is required for your application to be deemed complete.

Property Owner(s) FORREST & KATIE HARPER

Address: 16 SLINGERLAND AVE

Block 4308 Lot 15

Property to Sewered ( ) Property is on Septic (✓)

Number of bedrooms presently in structure ( 3 )

Number of bedrooms to be added ( 0 )

Number of bedrooms to be deleted ( 0 )

Total number of bedrooms when project is completed ( 3 )

Size of Septic (if known) 1000 GA

Type and size of disposal field (if known) 3 BR

Please enclose an up to date plot plan or survey with this form. This survey should include all structures located on the property as well as any easements. The location of all septic system components must also be shown on the survey. The Health Department may have information that will assist you. Please contact them with your inquiries.

PEQUANNOCK TOWNSHIP  
VARIANCE CHECKLIST

APPLICANT'S NAME: HARPER

1.  2 complete applications (once the application has been deemed complete the applicant shall submit 18 additional copies of the application).
2.  2 copies of the plat (an additional 18 copies will be required once the application has been deemed complete).
3.  Payment of the administrative and escrow review deposits.
4.  Proof of payment of taxes signed by the Tax Collector.
5.  Names and address of: (a) holders of 10% or more of stock in applicant and/or owner, if either is a corporation; or (b) holders of 10% or more of interest in applicant if partnership (per N.J.S.A. 40:55D-48.1).
6.  In the case where a building or structure is to be built on a vacant parcel of land, the applicant shall submit Health Department approval of a septic system where sanitary sewers are not available.
7.  Completed flood plain development application (where required by ordinance)
8.  Each submission shall be drawn at an appropriate scale not less than 1" equals 100' and shall be submitted on the following standard sheet size 24"x 36".
9.  ALL USE VARIANCE applications shall submit a report prepared by a licensed professional planner indicating the special reasons, zoning impacts and similar data under which the application is being prepared.

In addition, the following information shall appear on all plans in order to be deemed complete:

- A.  A key map showing the entire tract, the zone in which the subject property and all property within 200' radius of the subject property including the tax map block and lot numbers and owners name. Said map to be drawn at a scale of 1" = 100'.
- B.  Title Block in accordance with the rules governing title blocks for professional engineers (N.J.S.A. 45:8-36);
  1. Name, title, address and license number of the professional or professionals who prepared the plat or plan.
  2. Scale (both graphic and written).
  3. Date or original preparation and of each subsequent revision thereof and a list of the specific revisions entered on each sheet.
  4. Existing block and lot numbers as they appear on the Township Tax Map.

- C.  1. North Arrow.  
2. Name, title, address and telephone number of the applicant.  
3. Name, title and address of the owner or owners of record.  
4. Graphic Scale.
- D.  Certification that the applicant is the owner of the land or his properly authorized agent, or that the owner has given his consent under an option agreement.
- E.  Approval Signature lines:  
1. Chairman  
2. Secretary
- F.  Acreage to the nearest hundredth of an acre and a computation of the area of the tract to be disturbed.
- G. \_\_\_\_\_ Identification of wetlands per NJ Freshwater Wetlands Act.  
(Affidavit of compliance required). Or permit from Army Corps of Engineers.
- H. \_\_\_\_\_ Identification of the Flood Hazard Area per FEMA maps dated July 3, 1986 as revised or submission of a perfected LOMA.
- I. \_\_\_\_\_ The location of all existing water courses, wooded areas, and major trees (trees with a six inch or greater caliper as measured three feet above ground shall be individually identified if they are to be disturbed during construction), easements, right-of-ways and streets.
- J.  All existing lot lines per Township Tax Map; setbacks and yard dimensions as proposed, together with a table listing the required bulk areas for the zone, the proposed bulk dimensions and clearly identifying all variances required.
- K.  Preliminary architectural plans for the proposed building or structures, indicating typical floor plans, elevations, height and general design or architectural styling.
- L.  The location of the septic system if the structure is not served by sanitary sewer.
- M.  The location of all existing and proposed principle buildings or structures and the location of all existing and proposed accessory structures or buildings and the distance to the nearest property line for each.
- N. \_\_\_\_\_ The location, quantity and type of off-street parking where prohibited.

**ONCE THE APPLICATION HAS BEEN DEEMED COMPLETE THE APPLICANT SHALL PROVIDE EIGHTEEN COPIES OF ALL MATERIALS RELATING TO THE PENDING APPLICATION.**

IN THE CASE OF BIFURCATED APPLICATIONS, THE APPLICANT SHALL SUBMIT THE APPROPRIATE SITE PLAN OR SUBDIVISION PLANS TO THIS BOARD FOR REVIEW FOLLOWING THE APPROVAL OF A USE VARIANCE. THE SITE PLAN OR SUBDIVISION APPLICATION SHALL BE DEEMED COMPLETE ONCE THEY ARE IN CONFORMANCE WITH THE APPROPRIATE CHECKLIST.

WHERE THE APPLICANT IS REQUESTING THE SIMULTANEOUS REVIEW OF THE USE VARIANCE AND THE SITE PLAN OR SUBDIVISION, NEITHER APPLICATION WILL BE DEEMED COMPLETE UNTIL ALL ITEMS ON THE APPROPRIATE CHECKLIST ARE SATISFIED.

**PEQUANNOCK TOWNSHIP DEVELOPMENT FEES**  
**ORD 2010-02**

<b>Application Fee/Minor Subdivision</b>	
Lot Line Adjustment	\$200.00
Minor Subdivision	\$200.00 + \$50.00/lot
Amendment to minor s/d	\$200.00
<b>*Escrow Fee/Minor Subdivision</b>	
Lot Line Adjustment	\$1,000.00
Minor Subdivision	\$2,000
Amendment to minor s/d	\$1,000
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<b>Application Fee/Major Subdivision</b>	
Concept or sketch plat	\$250.00
Preliminary Plat	\$400.00 + \$100.00/lot
Final Plat	\$300.00 + \$50.00/lot
Amendment or Extension	\$250.00
<b>*Escrow Fee/Major Subdivision</b>	
Concept or sketch plat	\$500.00
Preliminary Plat	\$4,000
Final Plat	\$2,000
Amendments	\$1,500
Extension	\$500.00
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<b>Application Fee/Site Plan</b>	
Minor Site Plan	\$500.00
Preliminary Major Residential Site Plan	\$500.00 + \$50.00/unit
Preliminary Major Nonresidential Site Plan	\$500.00 + \$75.00/1000 sq.ft.
Final Major Residential/Nonresidential Site Plan	50% Preliminary
Amendment or Extension	\$250.00
Flood Plain Development	\$250.00
<b>*Escrow Fee/Site Plan</b>	
Minor Site Plan	\$1,500.00
Preliminary Major Residential Site Plan	\$2,000.00 + \$100.00/unit
Preliminary Major Nonresidential Site Plan	\$2,000.00 + \$150.00/1000 sq.ft.
Final Major Residential/Nonresidential Site Plan	50% Preliminary
Amendment	\$1,000.00
Flood Plain Development	\$1,000.00
Extension	\$500.00
<hr/>	
<b>Application Fee/Conditional Use</b>	
	\$250.00
<b>*Escrow Fee/Conditional Use</b>	
	\$1,000.00
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<b>Application Fee/Variance</b>	
Appeal	\$500.00
Interpretation	\$300.00
Dimensional (bulk)	\$100.00/ea variance
Use	\$750.00
Zone Change	\$500.00
<b>*Escrow Fee/Variance</b>	
Appeal/Z.O.	\$750.00
Dimensional (bulk)	\$800.00/first - \$200/subsequent
Use	\$1,000.00
Interpretation	\$750.00
Zone Change	\$750.00
<hr/>	
<b>Application Fee/Signs</b>	
	\$4.00/sq.ft.
<b>*Escrow Fee/Signs</b>	
	\$750.00
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<b>Special Meeting Fee</b>	
	\$1,000.00



TOWNSHIP OF PEQUANNOCK  
PLANNING BOARD OR BOARD OF ADJUSTMENT

REQUIREMENT FOR PUBLIC HEARING

**WHEN REQUIRED** – Public notice of a public hearing is required to be given for hearings on bulk variances, use variance, appeals or decision of an administrative officer, preliminary and final major subdivisions, preliminary and final site plans and conditional uses.

**METHODS OF NOTICE** - The applicant for any of the above noted application is responsible for serving the notice by:

- A. Publication in the official newspaper SUBURBAN TRENDS – telephone 1-877-314-0030; fax 973-569-7441; publicnotices@northjersey.com
- B. Serving all property owners within 200' of the site of the application and any other persons or officials required by law by personal service or by certified mail, and

**LIST OF PROPERTY OWNERS** - A list of all property owners who must be notified (including the property owners within 200 feet of the site and the State, County and officials of adjacent municipalities) shall be furnished by the Township to the applicant within seven days of the date of receipt of a \$10.00 fee for the list.

**WHEN NOTICE SERVED** - Notice must be served at least ten days prior to the scheduled public hearing (not counting the hearing date). The Administrative Officer should be consulted for the date and time of the public hearing.

**COMBINED APPLICATIONS** – Where an application is made for more than one approval, such as a use variance and site plan, all requested approvals must be stated on the notice forms.

**TAXES PAID** - Any application for development must be accompanied by a statement from the Township Tax Collector that there are no taxes or local assessments due on the property which application is made.

**QUESTIONS** – If you have any questions on filling out the forms or on the notice you may contact the Planning Department at 973-835-8558. It is extremely important that the notice be made out and filed properly, as the application and hearing may be voided if not done properly.

\*Secondary Paper – Daily Record – telephone 973-428-6200; [www.dailyrecord.com](http://www.dailyrecord.com)

FORM FOR PROOF OF SERVICE  
(Attach additional sheet if necessary)

STATE OF NEW JERSEY)

SS:

COUNTY OF MORRIS)

\_\_\_\_\_ being duly sworn upon his oath according to law, says:

The names, addresses, lot and block numbers as they appear on the official tax records of the Township of Pequannock of all owners of property within 200 feet of the property affected by this application and upon whom due notice in the form set forth in this application will be served in the manner provided by law are indicated below:

I am the (agent of the) person making the application and I personally served the following, being all of the owners of property within 200 feet of Lot 15 and Block 4308 Either personally upon those who are residents of Pequannock, or by certified mail, return receipt requested, upon non-residents of Pequannock, with a copy of the notice set forth below:

<u>Method of Service</u>	<u>Name</u>	<u>Address</u>	<u>Lot &amp; Block</u>	<u>Date</u>
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Sworn to and Subscribed  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
Notary

\_\_\_\_\_  
Owner or Agent's Signature

NOTIFICATION OF UTILITIES

Utilities only have to be notified by law in the case of Major Subdivision and Major Site Plans.

All other applications do not require notification.

Per Anthony Wahl and Robert Michaels 6/24/97

## WAIVER REQUESTS

All requests for waiver of filing requirements must be submitted in writing with your application and documents.

Each item should be listed and addressed separately.

The Board will hear your request for waivers before you receive a public hearing date. This is required because your application must be deemed complete in order to be scheduled for public hearing.

Please contact the Office of Planning and Development should you need any additional information about the filing process.

Planning Department  
973-897-0325

TO: Escrow Depositor

FROM: Finance Department, Township of Pequannock

An escrow deposit is taken to pay for certain expenses associated with the review of your application as permitted under N.J.S.A. 40:55D-53. These expenses normally include legal advertisement, attorney, engineering and planning review fees dealing solely with your application. The size of the escrow is dependent upon the anticipated complexity of the application process. For example, escrow fees are used for but not limited to application review, site inspections, report preparation, office meetings with applicants and/or their representatives, Board meeting attendance, drafting and preparation of resolutions, etc. When you make the original escrow deposit you are required to submit a completed W-9 form. The Township will open an account in your name with Columbia Savings, Newark Pompton Turnpike, Pompton Plains, New Jersey, and will hold the money in trust for you.

All or part of the interest earned on your deposit is kept by the Township to offset administrative costs associated with maintaining your account as permitted under N.J.S.A. 40:55-53.1. The Township retains all interest on deposits less than \$5,000.00. On deposits that exceed \$5,000, 67% is credited to the escrow depositor's account and 33% is retained by the Township. Those depositor's who are credited with interest will receive a 1099 form at the end of the year.

Once your application is no longer active you should put a request in writing to the Township Planning Office for the refund of your balance. Upon verification that all bills have been paid, the Township Council must pass a resolution authorizing the release of your deposit. Then your balance, including any interest will be sent to you.

TOWNSHIP OF PEQUANNOCK  
INSTRUCTIONS FOR FILING OF APPLICATIONS

BOARD OF ADJUSTMENT  
PLANNING BOARD

Please review the following instructions **carefully** before you file your application. A failure to follow the checklist or to provide required documentation will delay your application and hearing.

Your initial submission must include your **original** signed application plus one copy along with two signed and sealed site plans, be sure that all owners and applicants sign where requested.

Your filing fees shall be submitted on a separate check from your escrow review fees. Any unused escrow funds will be refunded to you after your application is completed; you may be asked to deposit additional funds to your account should it become depleted during the application process. County filing fees should be mailed directly to the County.

You must obtain tax certification from the Tax Collector and the list of property owners within 200 feet of your site from the Tax Assessor. All taxes and assessments on the subject property must be paid up to date.

The Planning Department will review your application after submission. Within forty-five (45) days you will receive a written notification advising you of your application status. If your application is deemed incomplete, the notice will advise you in what manner it is deficient. When all missing items are submitted or necessary corrections are made, the application will be scheduled with the Board.

You will find attached to this instruction sheet the specific checklist for your application, information about legal notices and a sample format. We hope that this information is helpful but recognize that you may have many questions. Please do not hesitate to contact the Planning Office at 973-897-0325 for any further information or clarification, and I will be happy to assist you in any way possible.

Linda Zacharenko  
Planning/Zoning Coordinator

## SUGGESTED WORDING FOR NOTICES (IN PERSON)

NEWSPAPER (Suburban Trends – publicnotices@northjersey.com)

Take notice that (name) will be appearing before the (Board of Adjustment or Planning Board) of the Township of Pequannock for approval of a (type of application) for (describe the variance proposed and identify both the existing and proposed application briefly) located on Block 4308, Lot 15 (address), Township of Pequannock, NJ.

**YOU ARE HEREBY NOTIFIED**, if during the course of the review or hearings any additional variances, beyond those specified herein, are required for approval of the Applicant's plans for development the Applicant will apply for and be heard on any and all such variances, at the time of the public hearing.

A hearing on said application will be held by the (Board of Adjustment or Planning Board) on (date) at (time) in the Municipal Building, 530 Newark Pompton Turnpike, Pompton Plains, New Jersey at which time any interested person may be heard concerning said application.

A copy of the proposed plans are on file in the Planning Office at 99 Alexander Avenue for public inspection during business hours.

### NOTICE TO BE SERVED ON PROPERTY OWNERS

To: (owner)

Owner of Premises at: (address)

Please take notice that (name) will be appearing before the (Board of Adjustment or Planning Board) of the Township of Pequannock for approval of a (type of application) for (describe the variance proposed and identify both the existing and proposed application briefly) located on Block 4308, Lot 15 (address), Township of Pequannock, NJ.

This application is now on the Board of Adjustment agenda and a public hearing has been scheduled for (date) at (time) in the Courtroom of the Municipal Building, 530 Newark Pompton Turnpike, Pompton Plains, New Jersey, at which time you may appear, either in person or by agent, or by attorney, and present any comments you may have regarding this application. All plans and related papers will be filed ten (10) days before the meeting date in the Planning Office, 99 Alexander Avenue, Pompton Plains, New Jersey and may be inspected by interested persons during regular office hours Monday through Friday.

This notice is sent to you by the applicant by order of the (Board of Adjustment or Planning Board.)

Block 4308 Lot 15  
Application \_\_\_\_\_  
P.B. \_\_\_\_\_ ZBA \_\_\_\_\_

### TAX AND ASSESSMENT PAYMENT REPORT

Under provisions of New Jersey Statutes, N.J.S.A. 40:55D-39C and N.J.S.A. 4:55D-65h, an applicant for development of land must submit proof that no taxes or assessments for local improvements or municipal liens are due to delinquent on the property, stated below.

Applicant will complete Section 1 of this form and submit it with his application for development. The Administrative Officer will forward the forms to the Tax Collector for verification that no delinquent taxes or assessments are due. One signed copy of this form will be returned to the applicant by the Administrative Officer, one copy retained by the Tax Collector, and one copy will be placed in the applicant's file.

Developers are cautioned that agreement on payment of taxes for the current year must be reached between the interested parties. Apportionment of taxes is **NOT** the concern of the Tax Office. If apportionment is desired, application is made to the Township Clerk. There is a \$5.00 fee for apportionment.

Applicant is also cautioned that additional assessments may be levied where a structure is present.

.....  
Section I (to be completed by Applicant)

I Forrest Haper of 16 Slingerland Ave Pequannock NJ 07440  
(address)

am making application to the Planning Board/Board of Adjustment for the development of  
Lots(s) 15 in Block 4308 in the \_\_\_\_\_ zone, located at  
\_\_\_\_\_ whose owners of record is \_\_\_\_\_  
(street/s) (name)  
of \_\_\_\_\_  
(address)

This tract was formerly subdivided on \_\_\_\_\_  
Original Lot(s) No. \_\_\_\_\_ Block(s) \_\_\_\_\_. I acquired interest in this  
Property on \_\_\_\_\_  
(date)

I request the Tax Collector determine whether there are any delinquent taxes and/or assessments due.

Date: 2/22/22

Signature of Applicant: 



Block 4308 Lot 15  
P.B. \_\_\_\_\_ ZBA \_\_\_\_\_

Section II (to be completed by Tax Collector)

- I find that    ( ) All taxes due have been paid.  
                  ( ) All assessments due have been paid.  
                  ( ) The following are delinquent and past due:

Date: \_\_\_\_\_ Tax Collector: \_\_\_\_\_

September 21, 2000

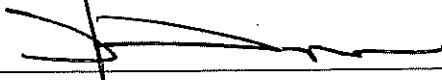
REQUEST FOR LIST OF CERTIFIED NAMES AND ADDRESSES

I hereby request a certified list of names and addresses of property owners to whom the applicant is required to give notice pursuant to the Municipal Land Use Law for property located at:

16 Slingsland Ave Pequannock NJ 07440

know as Block 4308 Lot 15 on the Tax Maps of Pequannock Township. I understand that the Township shall supply me with such list within 7 days.

Date: 2/22/22

Signature 

Telephone 973 934 7442

Check One:  List will be picked up

Please mail list to: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Paid: Cash \_\_\_\_\_

Check \_\_\_\_\_ No, \_\_\_\_\_

Gave to Township Clerk \_\_\_\_\_  
(date)