

## PLANNING BOARD/BOARD OF ADJUSTMENT APPLICATION INFORMATION PACKAGE

The following information is offered as a guide through the planning process. The actual requirements are detailed in our Zoning Ordinance and the state Land Use Law. Sections referred to in this document are contained in the Zoning Ordinance. The Zoning Ordinance is available for inspection, or purchase at the Public Works Window in the Municipal Building.

When developing your plan please think it out completely. The plans should reflect your needs and desires, not what you think the Board wants to see. The plans you and the Board agree on will be binding and will be enforced. Don't agree to something that you can't live with just because you think it will make approval easier. If you realize there is a problem after you are operating, return to the Board and have the revisions approved. You will be explaining your failure to comply with your plans to the judge, and the fine can be up to \$250.00/day.

### 1. THIS PACKAGE CONTAINS:

- A. Applicant Information Package (3 pages)
- B. Planning Board/Board of Adjustment Application Form
- C. "Request for Certified List" form
- D. "Site Plan or Subdivision Plan Details Checklist"

### 2. MINIMUM DRAWING AND INFORMATION REQUIREMENTS

- A. All non-residential, mixed use, and multi-family (more than 2 dwelling unit) applications:
  - 1. Concise written description of the scope of the application, the purpose of the project, existing and proposed uses, and any other comments you wish to provide.
  - 2. Site plan drawings (including property survey) in compliance with Section 22-56.
  - 3. ON the drawings provide a summary schedule of Required Conditions indicating each requirement and what you are providing, listing in the same order as the appropriate zone requirements.
  - 4. Dimensioned interior layouts of buildings indicating square footage by use (see 22-117 for uses) and/or dwelling unit.
- B. One to Two Family Use Change:
  - 1. Concise written description of the scope of the application, the purpose of the project, existing and proposed uses, and any other comments you wish to provide.
  - 2. A valid survey of the property as it presently exists. This must be prepared by a licensed land surveyor.
  - 3. Dimensioned interior layouts of proposed dwelling units indicating square footage by dwelling unit. This drawing must show all proposed construction including dimensions.
  - 4. Scale drawing of the proposed parking in compliance with Section 22-117.
- C. One or Two Family Dwelling "C" variance: ( Request from relief from a required condition in Section 22-103.2, 22-103.3, 22-104.2)
  - 1. Concise written description of the scope of the application, the purpose of the project, existing and proposed uses, and any other comments you wish to provide.
  - 2. A valid survey of the property as it presently exists. This must be prepared by a licensed land surveyor.
  - 3. Drawings which accurately depict any construction which has caused the need for a variance request.

3. **INITIAL APPLICATION :** (APPLICANTS PORTION)
  - A. Complete the Zoning Review/ Board Application form
  - B. Submit 2 sets of the project drawings and information (described above) signed and sealed by a professional architect or engineer ( exception 1 or 2 family dwellings do not require an engineer or architect for zoning processing)
  - C. Submit a complete site plan checklist based on the plans. this is not required for one or two family dwellings.
  - D. Submit your request along with the required fees, for a Certified List to the Borough Clerks Office.
  - E. If the property is located on Route 22, notify the NJ Department of Transportation of your project to see if they require any action on your part.
  - F. Notify the Somerset County Planning Board of your application. County approval is required for certain projects.
  
4. **INITIAL APPLICATION REVIEW:** (ZONING OFFICERS PORTION)
  - A. The submission will be reviewed for completeness and adequacy. If incomplete or inadequate it will be returned as "Incomplete" with comments for resubmission.
  - B. The submission will be reviewed and a written listing of the variances required (if any) will be developed.
  - C. The fees will be calculated.
  - D. The zoning review will be returned to the applicant indicating it is a "Proper Application" and ready for Final Application submission. Included will be the following items:
    1. "Statement of Ownership" form (corporations only)
    2. Owner permission if the applicant is not owner.
    3. Sample "Notice to Property Owners"
    4. Sample "Publication Notice" form
  
5. **FINAL APPLICATION SUBMISSION:** (APPLICANT PORTION)

Submit the following to the Board Secretary:

  - A. 15 sets of the following package:
    1. Project drawings signed and sealed by a professional engineer or architect (exception 1 or 2 family dwellings do not require a signature from an engineer or architect for zoning process).
    2. Completed site plan checklist based on final plans. This is not required for single or two family dwellings.
    3. Submit a valid land survey of the property as it presently exists. In all cases this must be prepared by a licensed surveyor.
    4. Zoning Officer's Review.
  - B. The following completed documents:
    1. Copy of Certified List of property owners within 200 feet unless it is incorporated on the drawings.
    2. Statement of Ownership. (corporation)
    3. Tax status form.
  - C. Check payable to the "Borough of North Plainfield" for the entire fee amount determined during Initial Application Review.
  
6. **COMPLETE APPLICATION AND AGENDA SET:** (BOARD SECRETARY)
  - A. Upon completion of the FINAL APPLICATION submission the application will be:
    1. Deemed complete.
    2. Be assigned an application number for the proper board.
    3. Placed on the next available slot on the board agenda, however it can be no sooner that 21 days from being deemed complete to allow distribution for comments, publication, and notice.
  
  - B. You will be supplied the following, delivered as requested on the application:
    1. A notice indicating a complete application and the hearing date.
    2. Publication information sheet.
    3. Notice to Property Owners information sheet
    4. Sample "Affidavit Notice"

7. **COMPLETE APPLICATION AND AGENDA SET: (APPLICANT)**
  - A. Upon notice of a complete application and the date of the hearing:
    1. Arrange for publication in an official newspaper of the Borough.
    2. Notify the property owners and utilities.
  - B. Provide the following to the Board Secretary prior to the start of the hearing:
    1. Sample Notice
    2. Evidence of service of notice (Return receipt cards are recommended)
    3. Executed Affidavit of Service Notice with the proper attachments as listed on the affidavit form
    4. Sample and proof of publication.
  
8. **HEARINGS:**
  - A. Corporations must be represented by an attorney
  - B. hearings start at 7:30 p.m. for the Board of Adjustment and the Planning Board
  - C. After the vote by the Board a resolution will be prepared and memorialized at the next scheduled meeting following the vote.
  - D. A copy of the resolution will be mailed Certified, Return Receipt Requested.
  
9. **CONSTRUCTION:**

After the resolution is memorialized by the Board a building permit can be processed for the project.
  
10. **NOTES:**
  - A. Special meetings can be requested. A special fee for each meeting is required. (see Section 22-17)
  - B. If you move your hearing, fail to appear, fail to properly notify or publish, or otherwise delay your hearing, additional fees are required to be replaced on the Board's agenda. (see Section 22-17)
  - C. Additional reviews of the site plans due to changes by the applicant will incur an additional fee

## Board of Adjustment/Planning Board Application

**Address of Property:** 21 Rockview Avenue  
**Block:** 134 **Lot:** 1 **Zone:** R-4 and H-2  
**Name of Applicant or Project:** Yeshiva Tiferes Boruch, Inc.

**Applicant's Name:** Yeshiva Tiferes Boruch, Inc. is owner - leasee - purchaser  
under contract

**Applicant's Address:** 21 Rockview Avenue

**Daytime Phone Contact:** (862 ) 341 - 9120 (c/o Attorney)

### Attorney (if any):

**Name/Firm:** Peter J. Wolfson, Esq. / Day Pitney LLP

**Address:** One Jefferson Road, Parsippany, NJ 07054

**Daytime Phone Contact:** (973 ) 966 - 8298 **Fax:** (973 ) 206 - 6325

### Where do you want correspondence regarding this application sent?

Attorney  Applicant  Pickup  Other

### Type of Application:

1. One and two family "C" bulk variance
2. Use variance "D" with/without site plan
3. Minor Sub Division
4. Sub Division with "C" variance
5. Site Plan Review with without "C" variances - Amended Site Plans
6. "A" appeal of Zoning Officer's Decision
7. "A" appeal of Historic Preservation Commission Decision
8. Other \_\_\_\_\_

### Documents Submitted:

Application	Date: <u>November 7, 2022</u>	Number of Copies <u>15</u>
Survey	Date: <u>December 6, 2021</u>	Number of Copies <u>15</u>
Site Plan	Date: <u>August 24, 2022</u>	Number of Copies <u>15</u>
Checklist	Date: <u>October 31, 2022</u>	

### For Board of Adjustment/Planning Board use only;

**Date of Final Application:** \_\_\_\_\_ **Going to Board of Adjustment/Planning Board**

**Date of Hearing:** \_\_\_\_\_ **File #:** \_\_\_\_\_

**Brief Description of Project/Relief Requested**

Project Name: Yeshiva New Academic Building

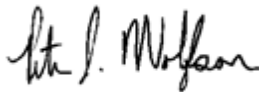
Address: 21 Rockview Avenue

Block: 134 Lot: 1 Zone: R-4 and H-2

Proposed Use: Religious building and use Permitted Use: Religious building and use

SEE ENCLOSED BOARD OF ADJUSTMENT RESOLUTION DATED 8-17-22 CONFIRMING THAT THE PROPOSED USE IS PERMITTED  
**Site Information:**

Bulk Requirements	Required	Proposed	Ord. Section
Lot Area	ALL BULK INFORMATION IS SHOWN ON ENCLOSED PLANS		
Front Yard	PLEASE SEE ENCLOSED SITE PLANS AND ARCHITECTURAL PLANS		
Rear Yard			
Side Yard	FOR EASE OF REFERENCE, BULK INFORMATION AS SHOWN ON PLANS		
Combined Side Yard	IS COPIED ONTO THE FOLLOWING THREE PAGES		
Accessory Buildings			
Pool Set Backs			
Buffer Area			
Building Coverage			
Landscaping Coverage			
Paving Coverage Floor Area			
Height			
Parking Required			
Lighting			
Dumpster Shielding			
Fencing			
Other Requirements			



Applicants Signature

Peter J. Wolfson, Esq. - Attorney for Applicant

November 4, 2022

Date

# BULK REQUIREMENTS

## ZONE H-2 - HISTORIC DISTRICT RESIDENCE ZONE

### PROPOSED USE: YESHIVA NEW ACADEMY BUILDING (SCHOOL) BLOCK 134, LOT 1

	NORTH PLAINFIELD ORDINANCE CHAPTER 22	EXISTING (LOT 1)	PROPOSED (LOT 1)
PERMITTED USES	ANY USE PERMITTED IN R-1, R-2, AND R-3 ZONE WHICH INCLUDES STATE ACCREDITED SCHOOLS AND PUBLIC BUILDINGS AND USES OWNED OR OPERATED BY THE BOROUGH OR ITS AGENT OR BY THE BOARD OF EDUCATION; CHURCHES, SYNAGOGUES, AND OTHER RELIGIOUS BUILDINGS AND USES	SCHOOL/RELIGIOUS SCHOOL	SCHOOL/RELIGIOUS SCHOOL
MINIMUM LOT AREA	6,000 SF (WITHIN 115 FEET OF THE FRONT STREET RIGHT-OF-WAY)	96,630 SF	96,630 SF
MINIMUM LOT FRONTAGE (2)	35 FT	207.8 FT	207.8 FT
MINIMUM LOT WIDTH	50 FT AT BUILDING LINE	224.4 FT	224.4
<b>MINIMUM SETBACKS</b>			
FRONT	30 FT	16.2 FT (1)	30.6 FT
SIDE (ONE/COMBINED) (3)	4 FT / 30% OF THE LOT WIDTH	N/A	N/A
REAR (3)	10 FT	N/A	N/A
MAXIMUM BUILDING COVERAGE	30%	22.3% (21,552 SF)	29.6% (28,612 SF)
MINIMUM FLOOR AREA	1,000 SF FOR ONE-STORY AND 750 SQUARE FEET FIRST FLOOR AREA FOR TWO-STORY STRUCTURES	399 SF (EX. 1-STORY FRAME BUILDING) (1)	EXISTING BLDG: 4,361 SF PROPOSED: 7,739 SF (2-STORY BLDG)
MAXIMUM BUILDING STORIES	2-1/2 STORIES or 35 FEET	EXISTING: 3-STORY BUILDING (1)	PROPOSED BLDG: 2 STORIES / 34.67 FT

#### TABLE KEY

NC	NO CHANGE
NA	NOT APPLICABLE
(1)	PRE-EXISTING NON CONFORMING
(V)	VARIANCE REQUIRED

**NOTE:**

- PER SECTION 22-106A.4 OF THE NORTH PLAINFIELD ORDINANCE, IN THE H-2 HISTORIC DISTRICT RESIDENCE ZONE, ALL REQUIRED CONDITIONS OF R-2 RESIDENCE ZONE SHALL BE MET; PROVIDED, HOWEVER, THAT FOR TWO-FAMILY DWELLINGS, ALL REQUIRED CONDITIONS OF R-3 RESIDENCE ZONE SHALL BE MET.
- THE PROJECT SITE FRONTS ON FOUR (4) STREETS. THE LEAST FRONTAGE IS ALONG WASHINGTON AVENUE.
- THE PROJECT SITE FRONTS ON FOUR (4) STREETS AND THEREFORE HAS NO SIDE OR REAR YARDS.

# PARKING CALCULATION

## SECTION 22-117.2b15 - UNLISTED USE:

- ONE SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA UNLESS WAIVED BY THE PLANNING BOARD
- NO SCHOOL OR DORMITORY USE LISTED IN ORDINANCE
- EXISTING BUILDINGS ON SITE
  - 36,193 GROSS SQUARE FEET
  - REQUIRES 181 PARKING STALLS
- EXISTING STALLS ON SITE: 31 PARKING STALLS
- **PROPOSED STALLS ON SITE: 27 PARKING STALLS (LOSE 4 STALLS BASED ON PROPOSED DEVELOPMENT)**
- PROPOSED BUILDING
  - 11,267 GROSS SQUARE FEET
  - REQUIRES 56 PARKING STALLS
- TOTAL STALLS REQUIRED ON SITE: **237 PARKING STALLS**
- WAIVER REQUESTED BASED ON RESULTS OF TRAFFIC STUDY

# LOADING CALCULATION

## SECTION 22-117.3 OFF-STREET LOADING SPACE REQUIREMENTS:

- FOR ANY BUILDING OR PREMISES USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES, INDOOR OR OUTDOOR SPACE FOR LOADING AND UNLOADING GOODS AND MATERIALS SHALL BE PROVIDED ON PREMISES WHENEVER THE AGGREGATE FLOOR AREA USED FOR SUCH PURPOSES IS 4,000 SQUARE FEET OR MORE, IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
  - 4,000 TO 20,000 SQUARE FEET, ONE SPACE
  - 20,000 TO 40,000 SQUARE FEET, TWO SPACES
  - OVER 40,000 SQUARE FEET, THREE SPACES
- NO OFF-STREET LOADING IS REQUIRED SINCE NO COMMERCIAL OR INDUSTRIAL USE IS PROPOSED.

# LOT COVERAGE CALCULATIONS

## ON-SITE IMPERVIOUS COVERAGE

BUILDING	28,612 SF
CONCRETE & PAVEMENT AREAS	21,506 SF
TOTAL ON-SITE IMPERVIOUS COVERAGE	50,118 SF

## ON-SITE PERVIOUS COVERAGE

LAWN & OPEN SPACE	46,512 SF
TOTAL PERVIOUS COVERAGE	46,512 SF

## BUILDING COVERAGE

$$\text{BUILDING} = (28,612 / 96,630) \times 100 = 29.6\%$$

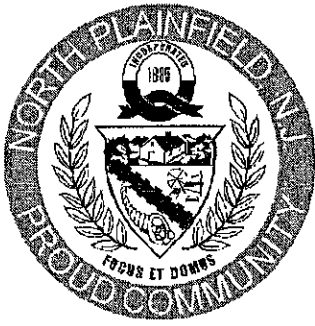
## LOT COVERAGE

$$\text{LOT COVERAGE} = (50,118 / 96,630) \times 100 = 51.9\%$$

$$\text{TOTAL AREA OF DISTURBANCE} = 0.54 \text{ ACRES}$$







**BOROUGH OF NORTH PLAINFIELD  
MUNICIPAL BUILDING  
263 Somerset Street  
North Plainfield, NJ 07060**

**CERTIFICATE OF OWNERSHIP**

**TO THE NORTH PLAINFIELD PLANNING BOARD/BOARD OF ADJUSTMENT**

I, hereby certify that I am the owner of land at

\_\_\_\_\_

and the proposed (Site Plan Review) (Subdivision ) (Variance) of this land  
is made with my free consent and in accordance with my desire.

Signed: \_\_\_\_\_

*Peter J. Wolfson*  
Peter J. Wolfson, Esq. - Attorney for Applicant

Dated: \_\_\_\_\_

November 4, 2022