Welcome to the Land Use Board
Borough of River Edge, NJ
(201) 599-6306

Requirements for Planning Application

All Planning Applicants must obtain a Letter of Non-compliance from the Building Department prior to completing the application and submission for consideration and scheduling by the Land Use Department.

Upon receipt of a Letter of Non-compliance from the Zoning Official, which outlines the variances you will need for your application, you must complete a Planning Application (below), if you wish to proceed with a hearing before the Land Use Board.

Upon submission of the application, and payment of the applicable fees to the Borough of River Edge via the Land Use Department, you will receive instructions, and your date for a scheduled Completeness Review & Hearing before the Municipal Land Use Board.

You will also receive a certified list of property owners within 200’ of the subject property, and a list of Utilities for the applicant to Notice regarding the application being heard, and the scheduled hearing date. A cover letter explaining the procedure, including sample notices, will be included.

The Municipal Land Use Law mandates that notice must be served to the property owners on the 200’ list and Utilities via certified mail, and proof of same (return receipts) must be submitted to the Land Use Board clerk no less than 14 days in advance of the scheduled hearing date.

Notice must also be timely published in the Bergen Record, or the Ridgewood News no less than 10 days in advance of the assigned hearing date.

Proof of publication and service of the notice is required before the Board can act on your application. Also, there are certain minimum requirements to be contained in the notice, such as the date, time and place of the hearing; the nature of the matters to be considered and relief sought; the identification of the property and; the location and times where the maps, plans, applications and supporting materials may be viewed by an interested party. Samples are included with your instructions.
The Land Use Board also requires the following documents be submitted in a timely fashion:

**Sixteen (16) Packets containing 1 copy of each:**
- Planning Application – all pages,
- Letter of Non-compliance (Denial),
- Site Plan - Plot plan and/or building plans to scale, with dimensions & Elevations, **folded 8 x 10**
- Survey (current & legible & prepared by a licensed land surveyor),
- Signed certification of Tax payment (just 1 original),
- Owner on-site inspection permission form.
- Any other relevant documents (professional reports &/or analysis)

One complete set mailed to:
- Burgis Planning, Attn: T. Behrens
  25 Westwood Avenue
  Westwood, NJ 07024

One complete set mailed to:
- Costa Engineering Corp., Attn: R. Costa
  325 South River Street Suite 302
  Hackensack, NJ 07601

One complete set mailed to:
- Cleary, Giacobbe, Alfieri, Jacobs, LLC, Attn: Nylema Nabbie, or Marina Stinely
  Level 105
  169 Ramapo Valley Road, Upper
  Oakland, NJ 07436.

**If the applicant fails to meet these minimum requirements, the Board will not have jurisdiction, and cannot hear the application,** in which case you would have to re-notice for the next available meeting.

Ed Alter
Municipal Land Use Clerk
Borough of River Edge
Monday - Friday 9am - 2pm
201-599-6306

Contact Person: ________________________________________________

Address: ______________________________________________________

Email Address: _________________________________________________

Phone Number: ________________________________________________

Attorney: ______________________________________________________
Land Use Board Application Fees

These fees are payable upon submission of the completed application for preliminary review. Borough professionals whose services are paid from this account hold these funds in escrow as your application begins the process of consideration. Each fee requires a separate check.

200 list: Tax Assessoré é é é é é é é é $10.00
Application Fee é é é é é é é é ...$350.00

Land Use Board Escrow Fees

Minor Site Plan: For development application where the square footage of the building(s) is not greater than 3,000 sq. Feet.
Engineering Escrow é é é é é é é é $1,500.00
Legal Escrow é é é é é é é é . é $1,050.00
Planner Escrow é é é é é é é . é .... $750.00

Major Site Plan: For development applications where the square footage of the building(s) is in excess of 3,000 sq. feet.
Engineering Escrow é é é é ..é é $5,250.00
Legal Escrow é é é é é é é é . é $2,625.00
Planner Escrow é é é é ..é é $2,625.00

Minor Sub-Division- For development of three or less lots as defined by Borough Ordinance
Engineering Escrow é é é é é é $1,500.00
Legal Escrow é é é é é é é é $750.00
Planner Escrow é é é é é é é é $750.00

Major Sub-Division- For development of more than three lots as defined by Borough Ordinance
Engineering Escrow é ..é é é é $4,500.00
Legal Escrow é é é é é é é é $2,250.00
Planner Escrow é é é ..é é é $2,250.00

Use Variances:
Engineering Escrow é é é ..é é é $1,500.00
Legal Escrow é é é é é é é é $1,500.00
Planner Escrow é é é é é é é $1,500.00

Escrow Deposits

§ 201-1. Reimbursement for services. [Amended 5-15-2006 by Ord. No. 1537]
In addition to the application fees called for in the Code of the Borough of River Edge, an applicant shall be responsible to reimburse the municipality or a municipal agency or approving authority for all expenses and fees incurred by the municipality or municipal agency or approving authority for the services of professional personnel required to process an application for development, including review of applications for development, review and preparation of documents, inspection of improvements or other purposes under the provisions of N.J.S.A. 40:55-D-1 et seq. The municipality shall be entitled to be reimbursed for the review of applications both as to completeness and as to content; for the review and preparation of documents such as but not limited to drafting resolutions, developer’s agreements and necessary correspondence with applicants or applicants’ professionals. If an applicant shall request a special meeting of the Planning Board or Zoning Board of Adjustment to hear any part of the applicant’s application, the applicant shall be responsible for all professional services of professional personnel and for expenses and fees incurred by the Borough for any recording secretary or stenographer appearing at any special meeting.
To the Applicant:

If the funds are depleted in one category, the Borough of River Edge may use an available balance in another.

___ Yes, I give my permission to use the escrow as needed

___ No, I will make supplementary deposits upon request for individual services.

_________________________  __________________
Applicant Signature                  Date

_________________________
Block/ Lot
Notice of Appeal
Land Use Board
Borough of River Edge

To the Planning Board:
Appeal is hereby made for a variation from the requirements of the Building Inspector from the decision of _____________________________________________________________
For the purpose of __________________________________________________________
erect/alter/extend/use a ____________________________
In accordance with plans filed herewith.
The premises known as _______________________________________________________
Applicant ___________________________________ E-mail: ________________________
Address ___________________________________________________________________
Owner ___________________________________________________________________
Lease or Tenant _____________________________________________________________
Address ___________________________________________________________________
Use district ___________________________ Block___________ Lot_________________
Occupancy of each floor _____________________________________________________

Size of Lot ___________________________ Corner or Interior_____________________
On how many streets does lot have frontage _________________________________
Size of Building (at street level) ____________________________________________
Feet Front ___________________________ Feet Deep ____________________________
Height of building ____________________ Stories _______________________________
Set back from front property line ______ feet
From side line, if corner lot ____________________________
Other details not provided for in foregoing _____________________________________

Has there been any previous appeal involving these premises
_________________________________________________________________________
If so, date _____________________________ character of appeal_____________________ Disposition _______________________

The grounds of appeal or variation desired and reasons for same are as follows
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
I hereby depose and say that all the above statements and statements made in any papers submitted herewith are true.

Sworn to before me, this ________________________________

Day of ________________________________

Applicant’s signature _____________________________

Applicant’s Address ________________________________
Affidavit of Ownership

__________________________________________________________, of full age, being duly
sworn according to his oath deposes and says that he resides at:

_______________________________________________________________________
In the city of ____________________ in the County of _____________________________
And in the State of _________________________________ that he/she is the owner in fee of all
that certain lot, place or parcel of land situated, lying and being in the Borough of River Edge
aforesaid, and known and designated as __________________________________________
And that he/she hereby authorizes _____________________________________________
To make the within application in his/her behalf and that his/her statements contained in said
application are true.

Sworn to before me, this ________________________________
Day of ________________________________________________
Borough of River Edge
Land Use Board

Notice of Hearing

The next meeting of the River Edge Planning Board will be on, ____________________________
_____________________, (MM/DD/YYYY), in the Municipal Building, 705 Kinderkamack
Road, River Edge, NJ 07661 at 7:30pm.

The following application has been scheduled for a hearing:

________________________________________

Applicant's name

Requests____________________________________________________________

On the premises________________________________________________________

Block: ______________________ Lot: ______________________________________

________________________________

Applicant's name

________________________________

Applicant's address

Bergen Record
Fax: 201-646-4532
Phone: 973-569-7421
Deadline 48 hours prior to publish date

Ridgewood News
Fax: 973-569-7441
Phone: 973-569-7418
Deadline Wed. 12:00 noon
Borough of River Edge
Land Use Board

Notice to Property Owners within 200’

Please take notice:

That an application has been made by ________________________________

On behalf of ________________________________ to the River Edge Land Use Board

requesting approval of (description of project)

______________________________________________________________________________

________________________________________________________

On the premises at ________________________________________________

And designated as Block: ______ Lot: ________ on the Borough Tax Map.

This notice is sent to you as an owner of the property in the immediate vicinity.

A public hearing has been scheduled for ________________________________
At 7:30pm in the Borough Council Chambers, 705 Kinderkamack Road, River Edge, NJ 07661.

The applicant by order of the Land Use Board of the Borough of River Edge, New
Jersey, sends this notice. This notice is sent to you as an owner of property within 200
feet of the subject premises. When the case is called, you may appear, either in person
or by an agent or attorney, and present any objections or testimony, which you may
have concerning the application. All documents relating to this application can be
inspected in the Municipal Land Use Office at Borough Hall, 705 Kinderkamack
Road, River Edge, New Jersey between 9 A.M. and 2 P.M., Monday through Friday.

Respectfully, ________________________________ Applicant’s Signature Dated:___________

Respectfully,

_____________________________________

_____________________________________

Applicant
Borough of River Edge  
Land Use Board  
Check List ï Site Plan

Applicantâ€’s name and address: ___________________________________________________
__________________________________________________________________________

Phone: _______________________________ Project: _______________________________

Location: __________________________________________________________________

Date received: ________________ who prepared plans: __________________________

Registration #: _____________________ Address: _________________________________

Site plans which comply with all requirements of the check list shall be submitted no later than
seventeen (17) days before the next monthly meeting of the Planning Board. Applicant should
review the Zoning Code, Chapter 2, Site Plan Review. At least eighteen (18) prints shall be
submitted at the time of the application. Please check County Planning Board regulations where
site is situated on a County Road.

The following check list is designed to assist applicants in preparing site plans for the Planning
Board review. Applicant should check off each item to ensure that it is included on the plan.
Items omitted may delay consideration by the Board. Utility plans, landscaping plans,
architectural elevations, etc., may be shown on separate sheets.

Yes   No
___   ___ Proper size sheet under NJ Map Filing Act: 8 ½ x13, 15x21, 24x36 or 30x42inches
___   ___ Scale one inch equals 200' except for sites of 40 acres or more.
___   ___ Date, referenced meridian (North arrow), graphic scale
___   ___ Entire tract shown
___   ___ Name of owner or name of applicant and interest in property
Yes  No

___   ___ Names of adjoining owners

___   ___ Name of Licensed Professional Engineer, Surveyor, Architect or Planner who prepared plans

___   ___ Zone and Zone boundaries, if applicable

___   ___ Tax Map Identification (sheet number, block and lot)

___   ___ Boundaries of the property and dimensions

___   ___ Place for the signatures of the Chairman and of the Secretary of the Planning Board

___   ___ Place for the Borough Engineer

___   ___ Number and type of proposed uses to occupy the building

___   ___ Number of units and the number of tenants, employees or occupants of each unit

___   ___ Location of existing buildings and structures, including fences and retaining walls

___   ___ Structures to be removed shall be indicated by dashed lines

___   ___ Location, size and nature of all existing and proposed right-of-way and easements and land dedicated to the Borough or County

___   ___ Existing topography and proposed grading (2\ or 5 intervals depending on grade), first floor elevation of all buildings
Yes  No

___  ___  Location, name and width of right of way, pavements, curbs, and sidewalks of all abutting streets

___  ___  Location of all existing sanitary sewers

___  ___  Location of all existing storm sewers

___  ___  Wooded areas, plus location of single trees not in wooded area with diameter of 6" or more as measured three feet above the base of the trunk

___  ___  Location (including setbacks from property lines) and use of all proposed buildings and structures and the existing ones to remain

___  ___  Land coverage by buildings in square feet and percentage of total site
Size and location of driveways and curb cuts. Existing

___  ___  Location and scaled design of any off-street parking areas

___  ___  Size, location, and number of parking bays; size and location of aisles, planting areas and directional traffic flow

___  ___  Location of water mains and hydrants

___  ___  Location and direction of all illumination and time of proposed outdoor lighting; including all standards and utility poles on abutting streets

___  ___  Proposed fencing, screening, retaining walls, and landscaping including a planting plan; premises presently screened by fencing
<table>
<thead>
<tr>
<th>Yes No</th>
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<tr>
<td>__</td>
<td>Proposed sanitary sewer lines</td>
</tr>
<tr>
<td>__</td>
<td>Proposed drainage, including catch basins and where applicable storm sewer systems</td>
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<tr>
<td>__</td>
<td>Sign locations and size of each</td>
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<td>__</td>
<td>Existing paving and proposed surface paving and cross section</td>
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<tr>
<td>__</td>
<td>Indicate electronic service from pole underground or above ground</td>
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<tr>
<td>__</td>
<td>Locate transformer</td>
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<tr>
<td>__</td>
<td>Locate all existing trees 6&quot; or more in diameter</td>
</tr>
<tr>
<td>__</td>
<td>Locate transformer</td>
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Article V
Site Plan Details

§350-18 Required Documentation

The applicant shall submit the following documents to the Construction Official of the Borough of River Edge in order to apply for site plan approval, together with such other documents as may thereafter be required by the Planning Board.

Yes  No

___ ___  A. An application for preliminary site plan approval shall include the documents required in sections 16-18, 16-19 & 16-20 herein.

___ ___  B. An application for final site plan approval, if filed separately, shall include the documents previously submitted for preliminary site plan approval, fully modified to reflect the decisions and requirements of the Land Use Board. The application for final site plan approval, whether separate or combined, shall include all additional documents and requirements as described in sections 16-21 and 16-22.

___ ___  C. All applications for site plan approval shall be prepared, signed and sealed by a professional engineer or architect.

§350-19 Site Plan Application- General Information Requirements

The applicant shall submit Sixteen (16) copies of an application for site plan approval which shall include the information and data required below.

___ ___  A. Site plans shall be drawn at a scale not smaller than one (1) inch equals 50 feet and not larger than one (1) inch equals 10 feet. The scale used shall be shown on each page of the drawing.
Yes  No

___ ___  B. Each lot and block number of the property as shown on the current tax assessment map of the Borough of River Edge.

___ ___  C. Name, address and phone number of the applicant.

___ ___  D. Name, address and phone number of any authorized representatives of the applicant in connection with the application.

___ ___  E. Name, address and phone number of current owner of the property if the applicant is not the owner. If the owner is a corporation, the name and address of the president and secretary shall be included.

___ ___  F. Description of the current use(s) of the property.

___ ___  G. Complete and full details of the use(s) of the site.

___ ___  H. Statement as to whether owner or applicant owns contiguous property and if so, the lots and blocks of the property.

___ ___  I. General description of buildings to be erected or altered, including dimensions of building and total number of square feet of gross floor area, by use, for each floor and the total.

___ ___  J. Reference to any existing covenants, deed restrictions, easements or exceptions that are in effect or are intended to cover all or any of the site. A copy of such covenants, deed restriction, easements or exceptions shall be submitted with the application. If there are no known covenants, deed restrictions, easements or exceptions affecting the site, a notation to that effect shall be indicated in the application.
Yes  No

__ __   K. Reference to soil permits, including statement as to requirement or waiver. If soil permit is required, a copy of the granting of the permit shall accompany the application.

__ __   L. Reference to demolition of existing on site buildings or structures. If existing buildings or structures are to be demolished, the structures to be removed shall be so indicated on the site plan.

__ __   M. Reference to required variances necessary to use the site as proposed.

__ __   N. Reference to the zoning district in which the site is located.

__ __   O. The distance between the nearest part of the lot to the nearest residential zoning district.

__ __   P. The proposed maximum height of any structure or building proposed on the site as measured according to borough ordinances.

__ __   Q. The total number of square feet of the building coverage of the lot, and the percentage of the building coverage of the total lot area.

__ __   R. If the proposed use of the property requires a conditional use, a copy of the application shall accompany the site plan application.

__ __   S. Reference to the number of parking spaces required for the proposed use(s) by ordinance and the number of parking spaces proposed as part of the site plan application.

__ __   T. The total number of square feet of planted areas shown on the plan and the percentage of the site devoted to planted areas. These calculations should be done with and without buffer areas.
____  ____  U. Reference to Bergen County site plan approval. If county site plan approval is required, a copy of the documents and communication so stating shall accompany the application.

____  ____  V. Reference to abutting and contiguous streams. If the site abuts or is contiguous to a stream and such stream is to be altered or modified, all plans relating to such alteration or modification shall accompany the site plan. If such alteration or modification requires approval from the State of New Jersey a copy of the application and approval shall accompany the site plan application.

____  ____  W. Certification from Tax Collector’s office as to whether all real estate taxes on the property have been paid up to date.

____  ____  X. Such other information and data as may be required by the Planning Board in order to determine that the details of the site plan are in accordance with the borough ordinances.

§ 350-20 Application - Date and Completeness

____  ____  The application and site plan shall be dated, signed by the applicant and the filing data shall be stamped on the applications and site plan on the day that they are received by the Construction Official, together with the required site plan and site plan fee. Until all of these have been received, the submission shall not be considered to be complete.
Yes  No

§350-21 Site Plan Application – Detailed Information Requirements

___ ___ A. Key Map: A key map showing the location of the site with reference to the surrounding areas and existing street intersections within one thousand five hundred (1,500) feet of the boundaries of the proposed development site.

___ ___ B. Zoning Compliance: A table showing the zone in which the property is located, and the zoning requirements identified by section compared to the proposed plan for the following:

___ ___ (1) Required maximum height allowed by ordinance — maximum height of proposed buildings and structures.

___ ___ (2) Required width of lot by ordinance — width of lot of subject property.

___ ___ (3) Required frontage of lot by ordinance — frontage of lot of subject property.

___ ___ (4) Required minimum lot area by ordinance — area of lot of subject property.

___ ___ (5) Allowed maximum percentage of lot covered by building and improved areas by ordinance - total percentage of lot covered by proposed buildings and improved areas of subject property.

___ ___ (6) Maximum coverage of lot by building in square feet by ordinance — coverage of lot by proposed building in square feet on subject property.

___ ___ (7) Minimum front yard required by ordinance — proposed front yard area on subject property.
Yes  No

—  ____  (8) Minimum width of any side yard in feet required by ordinance — width of side yards proposed on subject property.

—  ____  (9) Planted areas, inclusive and exclusive of buffer areas, in percentage and square feet required by ordinance — proposed total area of planted areas, inclusive and exclusive of buffer area, in square feet and percentage on subject property.

—  ____  (10) Total buffer area in percentage and square feet as required by ordinance — proposed total area of buffer area in square feet and percentage on subject property.

—  ____  (11) Minimum rear yard required by ordinance — rear yard proposed on subject property.

—  ____  (12) Number of parking spaces required by ordinance — number of parking spaces provided on subject property.

—  ____  C. Revision Notations: A complete and accurate description of any and all revisions of the site plan as required by the Planning Board or made by the applicant including the following information:

—  ____  (1) The date of preparation of the original filed site plan.

—  ____  (2) The date of each subsequent revision of the plan or any page thereof, with a summary of all the changes made in connection with each revision. Such summary shall also indicate whether the revision or revisions made change the information in the zoning compliance requirements in section 16-20.2.

—  ____  D. Lot Layout: A complete and accurate description and illustrations of the proposed lot layout including but not limited to the following:
Yes  No

___ ___  (1) The location, direction and dimensions of existing and proposed property lines, building setback lines, set back lines, buildings, structures, parking areas, aisles, driveways, fire lanes, planted areas and buffer areas.

___ ___  (2) All existing and proposed streets or roads within or abutting the proposed site with the right-of-way widths clearly indicated, together with a statement indicating whether any additional road width is offered.

___ ___  (3) The location, size and type of all existing and proposed rights-of-way easements and other encumbrances which may affect the site, and the location and graphic illustration of any lands to be dedicated to the municipality, county or state.

___ ___  (4) The location of any other underground utility and the easements to accommodate such utility requirements shall be presents and illustrated on the site plan.

___ ___  E. Topography: a complete and accurate description and presentation of the existing and proposed site topography including the following information:

___ ___  (1) Existing and proposed contours, referred to in the United States Coast and Geodetic Survey data or the New Jersey Geodetic Control Survey Datum, with a contour interval of one foot for slopes of three percent or less, an interval of two feet for slopes of more than three percent but less than ten percent and an interval of five feet for slopes of ten percent or more. Existing contours are to be indicated by dashed lines, and proposed contours are indicated by solid lines.

___ ___  (2) Existing and proposed contours, as described in section E (1), for a distance of 30 feet around the perimeter of the subject property.
F. Drainage and Utilities: A complete and accurate description and presentation of the storm drainage and public utility plans of the site including but not limited to the following:

(1) Calculation of the sanitary flow for each point of connection to the municipal sewerage system including discharge rates and velocities.

(2) Runoff calculations for the storm water discharge to the municipal storm sewerage system, drainage ditch or stream shall be submitted along with the rate and velocity at the point of discharge and the reservoir and routing calculations.

(3) The location, distance from nearest manhole, size, slope, inverts and nature of all storm water facilities including construction details of manholes, catch basins, inlets, storage areas, ditch drains, dry wells, recharge basins or any other method of storm water control approved by the municipal engineer. If recharge basins or dry well, etc., are utilized, percolation tests of the site are to be performed by the applicant and certification of test is to accompany the site plan along with the results and locations of the test and any other information essential to the test such as depth to bedrock, soil characteristics, etc.

(4) The location, size and type of utilities within adjacent streets, including water mains, sewer, electric power lines, street lighting, fire hydrants, gas lines, valves and water meters, catch basins, conduits, etc.

(5) The boundaries of all areas that flood on or within 50 feet of the site during or after a 50 year design storm.
Yes  No

G. Landscaping: A comprehensive and accurate landscape plan, prepared by a landscape architect, architect or professional engineer presenting and illustrating all planted areas and buffer areas including but not limited to the following:

(1) The name of the preparer of the plan, their address, telephone number and license number. The scale of the plan shall be indicated as well as the name of the applicant and authorized agent.

(2) The position of any proposed building, driveway, parking areas, planted area and planted buffer area so that an evaluation can be made for a proper layout of the site consistent with the criteria set forth.

(3) Existing and proposed topography at two feet contour intervals.

(4) The location, dimensions and configuration of all required planted areas and all required buffer areas, and the locations, size, and species of plant and trees and ground covers to be installed.

(5) The location of any existing trees or groups of trees on the lot that are in excess of six inches in diameter, one foot above the base and the species or type of tree. A statement of what trees, if any, are proposed to be removed, or will have to be removed by reason of changes of grade, or for any other reason, in order to construct the proposed project.

(6) The total number of square feet of any planted area and the total number of square feet of any required buffer area.

(7) The width of each planted buffer area.

(8) The number of square feet on the lot and the percentage of square feet devoted to required planted areas and required buffer areas.
(9) A certification (sealed and signed) by the preparer of the plan that the dimensions of the area of the lot, the planted areas and the planted buffer area, if required, are correct.

H. Lighting: A comprehensive and accurate lighting plan including the proposed location, direction of illumination, power and times of proposed outdoor lighting in conformation with applicable standards of the borough including type of standards to be employed, radius of light and intensity in footcandles.

I. Floor Plans and Elevations: Including but not limited to the following:

1. Floor plans and elevation drawings with overall dimensions.

2. Description of exterior building materials.

J. Cross Sections and Specifications: A comprehensive and accurate description and illustration shall be submitted and shall contain cross sections of the following proposed construction on and off the site, together with dimensions and specifications for such work.

1. Curbs

2. Paving of parking areas and aisles

3. Sidewalks

4. Any and all sanitary sewer work

5. Storm drains, catch basins, detention basins and any and all other drainage facilities.

6. Retaining walls and fences
Yes  No

___  ___  (7) Street specifications for street paving, or a statement that specifications maintained by the borough engineer are to be followed.

§ 350-22 Soil Erosion and Sediment Control Plan

___  ___  A soil erosion and sediment control plan prepared by a licensed New Jersey professional engineer in accordance with specifications of the Bergen County Soil Conservation District shall be submitted for sites where over 5,000 square feet of ground will be disturbed. The Planning Board shall not give unconditional approval to the site plan until receipt of Soil Conservation District shall be the applicant’s responsibility. Upon receipt of a report from the Bergen County Soil Conservation District, the Planning Board shall require incorporation of soil erosion and sediment control measures as it deems appropriate as a condition of approval of the site plan.

§ 350-23 Cost Estimates, Performance and Maintenance Bonds and Construction Timetables:

___  ___  The developer shall submit prior to final approval of the site plan by the Planning Board, the cost estimates, construction time schedules and performance and maintenance bonds for any improvements, both on and off site, as required under Articles VI, VII and VIII herein.
The Municipal Land Use Law requires that certain circumstances be shown before a variance can be granted. The following questions must be answered completely.

1. How would the strict application of the provisions of the Zoning Ordinance result in practical difficulties or unnecessary hardships inconsistent with its general purpose and intent?

2. Are there exceptional circumstances or conditions applications applicable to the property involved or to the intended use or development of the property that do not generally apply to other property in the same zone or neighborhood?

3. What are the benefits of the proposed application and how would the benefits substantially outweigh and detriments?

4. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variances or eliminate them.
CERTIFICATION OF TAX PAYMENT

____________________________________
Name of Applicant

____________________________________
Street Address

__________       __________
Block          Lot

I, being the Tax Collector of the Borough of River Edge, New Jersey, do hereby certify that tax charges on the above captioned premise are paid through the current tax period

____________________________________
Date

____________________________________
Tax Collector
Borough of River Edge
705 Kinderkamack Rd
River Edge, NJ 07661

Request for 200 Foot List

Applicant name: ____________________________________

Street address: ____________________________________

Block: _____________ Lot: __________

I am requesting a 200' list for the above mentioned property, the fee is $10.00.

I am aware that there is also a utility list that will be included with this list that must be notified along with the neighbors.

Send list to: ________________________ or email: ________________________