

**BOROUGH OF DEMAREST
COUNTY OF BERGEN
ORDINANCE 1130-24**

**ORDINANCE AMENDING AND MODIFYING CHAPTER 27, ARTICLE II BOARD OF
ADJUSTMENT, §27-23.1 VARIANCE CHECKLIST OF THE DEMAREST BOROUGH CODE**

Section 1. Purpose & Authority. The purpose of this ordinance is to modify and amend Chapter 27, Article II Board of Adjustment §27-23.1 of the Demarest Borough Code pursuant to N.J.S.A. 40:48-1, and 40:49-2.

Section 2. Amendments. (amendments are highlighted, deletions strikethrough).

~~§27-23.1 Variance Checklist~~

The Borough of Demarest hereby adopts the contents of the documents entitled "Board of Adjustment Variance Checklists" and all contents set forth at length herein.

GENERAL REQUIREMENTS

- One Original and 15 copies of all fully execute application forms.*
- One Original signed and sealed set of plans and 15 copies.*
- One original current (within 9 months) signed and sealed survey and 15 copies.*
- Digital copies of all plans.
- Sixteen copies of the Zoning Officer Denial form.*
- Payment in full (with separate checks) of all application fees and escrow deposits with W9.
- One certificate from the Tax Collector stating all taxes are paid and up to date
- One certification of applicant (must be notarized)
- One owners affidavit (must be notarized)

* Additional copies may be required.

ALL SUBMITTED PLANS MUST INCLUDE

- List of requested variances and waivers from any requirements, together with a statement of reasons why same should be granted (if applicable).
- A general description of the proposed development and a brief assessment of its effect on the site, adjacent properties and the neighborhood. Including but not limited to effects upon the natural environment, land use patterns, traffic and circulation, visual factors, utilities, and drainage.
- Zoning district in which parcel is located complete with all zone criteria.
- Title block containing name of applicant and owner, preparer, block and lot numbers and date prepared.
- Scale of map both written and graphic.
- North arrow.
- Location of existing buildings and structures, including fences and retaining walls.
- All existing and proposed impervious surfaces are to be shown.
- All existing and proposed easements or rights-of-way.

- [] Landscape plan and lighting plan.
- [] Proposed stormwater management measures (if applicable);
- [] Existing and proposed contours to determine the natural drainage of the land.

Section 3. Repealer. All prior ordinances that are inconsistent with this ordinance are repealed. All ordinances are hereby amended to be consistent with this ordinance and all ordinances, including this one, shall be construed consistent with the express purpose of this ordinance.

Section 4. Savings and Construction. This ordinance shall be construed consistent with the purpose stated in Section 1 hereof. Any ambiguities in this ordinance shall be construed in accordance with the purpose of this ordinance. If any part of this ordinance is invalidated by a court of competent jurisdiction, the remainder of this ordinance shall be saved to the full extent possible. This ordinance repeals provisions of the Demarest Code only where stated herein; otherwise this ordinance is amendatory and supplementary to existing provision of the Demarest Code.

Section 5. Codification. This ordinance shall be codified as amendments to the chapters set forth herein.

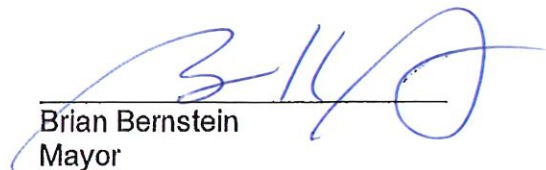
Section 6. Effective Date. This ordinance shall take effect immediately upon approval and publication of notice of adoption as provided by law.

Attest:

Approved:



Julie Falkenstern
Acting Municipal Clerk



Brian Bernstein
Mayor

Introduced: 3/25/24
 2nd Reading: 4/18/24
 Adopted: 4/18/24