

**BOROUGH OF OLD TAPPAN
ORDINANCE 1262-24**

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 45 "LAND USE PROCEDURES" ADDING A VARIANCE CHECKLIST FOR RESIDENTIAL FENCING.

WHEREAS, the Mayor and Council of the Borough of Old Tappan have adopted a variance application checklist by ordinance which sets forth the requirements for such applications within the Borough Zoning Ordinance; and

WHEREAS, residents who file variance applications for fences are required to submit details that are extraneous to fence applications, thereby incurring excessive and unnecessary expenses in plain details that are not warranted for Board review; and

WHEREAS, in order to simplify and streamline the variance process for fence applications, a new checklist specific to fences is necessary.

Section 1. NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of Old Tappan that the "Fence Variance Application Checklist" identified as Ordinance 45 attachment 3, and attached hereto, shall be required for any application for variances for fences.

Section 2. Repealer.

All ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed as to said inconsistencies and conflicts.

Section 3. Severability

If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance. The governing body of the Borough of Old Tappan declares that it would have passed the ordinance and each section thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 4. Effective Date.

This ordinance shall take immediate effect upon passage and publication according to law.

LAND USE PROCEDURES

45 Attachment 3

Borough of Old Tappan

Residential C Fence Variance Application Checklist

Schedule A

Applicant _____ Block _____ Lot _____	Complies	Deficient	Waiver Sought	Not Applicabl
1. Application showing name, address, telephone number etc., of owner, address with lot and block number of property, applicable zone.				
2. 15 copies of completed and executed application form.				
3. A certificate from the Borough Tax Collector that all municipal real estate taxes are currently paid and up to date.				
4. Receipts showing that all application fees have been paid and all escrow deposits have been posted.				
5. Affidavit of ownership. If applicant is other than owner, a consent from executed by the owner authorizing the applicant to proceed.				
6. If applicant is a corporation or partnership, list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by N.J.S.A. 40:55D-48.1 and 40:55D-48.2.				
7. If applicant is a corporation and/or is represented by an attorney, the name, address and telephone number of the attorney representing said applicant.				
8. Property survey current within the last 5-years highlighting the proposed location of the fence. Fence location may be hand drawn unto the survey.				
9. Fence detail including type and height based upon manufacturer specifications. A separate specification sheet may be submitted with the location survey.				
10. At least four (4) photographs of the property depicting the location of the proposed fencing.				