



Zoning Certificate/Occupancy Certification Application New Jersey Meadowlands Commission

One DeKorte Park Plaza • Lyndhurst, New Jersey 07071
Administrative Offices: (201) 460-1700 • FAX: (201) 372-0161

Please check the applicable sections

ZONING CERTIFICATE

Required plans: Three (3) copies of signed and sealed site plans (refer to N.J.A.C. 19:4-4.4 for more information).

Required fees:

- New building \$10.00 per 100 sq. ft. of floor area; minimum \$500.00
- Addition \$10.00 per 100 sq. ft. of floor area; minimum \$100.00
- Site improvement \$750.00
- Interior alteration related to change in use \$500.00
- Fence \$200.00
- Antenna \$300.00
- Tower \$500.00 per tower
- Recycling and/or refuse area \$200.00
- Tanks \$300 per tank
- Other: _____ \$ _____

OCCUPANCY CERTIFICATION

Required plans: One (1) copy of site plan and one (1) copy of key plan indicating tenant area(s) (refer to N.J.A.C. 19:4-4.10 for more information).

Required fees:

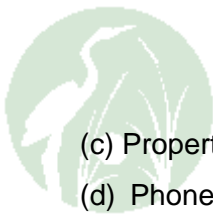
- Up to 3,000 sq. ft. \$250.00
- 3,001 to 10,000 sq. ft. \$400.00
- 10,001 to 25,000 sq. ft. \$500.00
- 25,001 to 50,000 sq. ft. \$600.00
- 50,001 sq. ft. and up \$800.00
- Trailers and guardhouses \$500.00

1. Applicant information

- (a) Applicant name _____
- (b) Street address _____
- (c) Municipality _____ State _____ Zip _____
- (d) Phone number () _____ Fax number () _____
- (e) E-mail address _____

2. Property for which application is made

- (a) Location of property: Street _____
Suite No. _____ Floor No. _____
Block _____ Lot _____ Municipality _____
- (b) Property owner's name _____



- (c) Property owner's mailing address _____

- (d) Phone number () _____ Fax number () _____
- (e) Previous tenant and use _____ SQ. FT. _____
- (f) Proposed/Existing tenant and use _____ SQ. FT. _____

3. Proposed tenant/use

- (a) Name of tenant/occupant _____
- (b) Name(s) under which business will operate _____
- (c) Number of employees _____
- (d) Present mailing address _____
- (e) Detailed description of proposed use _____

- (f) Description of manufacturing equipment/processes _____

- (g) Type of air/water discharge anticipated _____

- (h) Description and cost of proposed construction _____

- (i) Number of off-street parking spaces provided _____
- (j) Number and type of trucks/trailers owned _____
- (k) Number of off-street truck spaces provided _____
- (l) Type of outdoor storage or activities planned _____

- (m) Is retail outlet store planned? _____
- (n) Number of off-street customer spaces provided _____
- (o) Have you or will you be applying for New Jersey EDA funds? _____

Date _____

4. Signature of applicant* (Must be the same as in item 1 above)

(Signature)

(Date)

(Printed Name)

(Continued on next page)



5. Property owner's authorization** (If applicant is other than the property owner listed in item 2 above, the owner's authorization must be obtained)

I hereby authorize _____
as the applicant listed above, to act as my agent in matters pertaining to this application.

(Signature)

(Date)

(Printed Name)

- * The owner's authorization of this application is also consent to allow New Jersey Meadowlands Commission Staff to inspect the subject property.
- ✦ Applicants and property owners, other than individuals or sole proprietorships, shall be required to complete Rider A.

Notes to applicant:

1. Fees are expected at time of application.
2. Fees are not applicable to one, two, or three family detached residential dwellings.
3. Continued occupancy certification solely for residential units is not required by the NJMC.
4. If property affects a County road or drainage structure, County site plan approval may be necessary. If land disturbances greater than 5,000 sq. ft. are expected, Soil Conservation District approval is required.
5. Please be advised that violations of the NJMC District Zoning Regulations may lead to the invalidation of conveyances of property, revocation of New Jersey Meadowlands Commission permits, fines of not less than \$500.00 nor more than \$5,000.00 daily, or other legal action.



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TO ALL APPLICANTS:

If your building is equipped with an automatic fire suppression system, the attached UCC Form F380 must be completed and displayed at each fire sprinkler riser. For historical reference, please forward one copy of the completed Form F380 to the New Jersey Meadowlands Commission and one copy to the local Construction Official. Thank you for your cooperation.



Fire Sprinkler Hydraulic Data Plate

Project:	_____	Date:	_____
Location:	_____	Sys #:	_____
Contractor:	_____	Zone:	_____
Address:	_____	Area:	_____

Hazard:	LIGHT: _____	OR-1(8') _____	OR-2(12') _____	EX-1 _____	EX-2 _____
NFPA standard:	_____				System type: _____
Density/area:	_____	gpm/sf over _____	sq. ft. area _____		
Area/sprinkler:	_____	sf/sp. used _____	sq. ft. allowed _____		
Mfr.	_____	Model _____			
Sprinkler data:	_____	orifice _____	k-factor _____	degree _____	
Sprkr's flowing:	_____	spkr. _____	Hose: _____	gpm allowance _____	
Total sprinklers on system:	_____				

Summary of flow

End sprinkler flow:	_____	gpm@ _____	psi _____
Discharge of flowing sprinklers:	_____		
Total Demand Base of Riser:	_____		
With hose:	_____	gpm _____	With rack: _____
			gpm _____



Fire Sprinkler Hydraulic Data Plate

Supply data

Location: _____

Test _____ Test date: _____
by: _____

City: Static _____ psi; Residual _____ psi; Flow _____ gpm

Fire pump rating: _____ gpm @ _____ psi Elec. _____ Diesel _____

Pipe data

C-Factor: Aboveground = _____ Underground = _____

Pipe type: Sched/40 _____ Lt. Wall _____ XL _____ CPVC _____ Copper _____

STORAGE

Commodity class: _____ Maximum height _____ Minimum clear aisle width _____ ft.

Fig. no. (231-C): _____ Curve: _____ Spkr./level to flow: _____

Rack demand: _____ gpm @ _____ psi @ ref. pt. _____

Backflow preventer: Mfg. _____ Model _____

(If Provided)

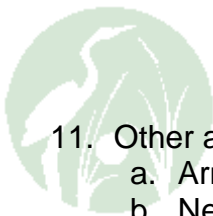


APPLICATION FOR ZONING CERTIFICATE/OCCUPANCY CERTIFICATE

Site Plan Requirements

From N.J.A.C. 19:4 -- NJMC Zoning Regulations

1. A survey of the tract to be developed, with bearings and distances of all property lines and block and lot designations;
2. Ownership and zone of subject property;
3. Existing features of property:
 - a. Physical features, topography, watercourse(s) location and drainage.
 - b. Structures with dimensions, height, setbacks, location of exit doors and loading docks.
 - c. Streets, ROW's, easements, utility lines, sidewalks, alleys and curbs.
 - d. Land use areas not covered above, including abutting land uses and zoning designations.
 - e. All natural features including plant material over 4" caliper;
4. Proposed:
 - a. Location and building area of all structures, with dimensions, height, setbacks, finished floor elevation (NGVD), location of exit doors and loading docks.
 - b. Traffic circulation patterns (auto, truck, pedestrian), driveways, areas to be devoted to parking, ingress and egress including access streets where required, curbs and sidewalks.
 - c. Topography.
 - d. Drainage plans and drainage calculations.
 - e. Open space, buffers and landscaped areas (per NJMC Zoning Regulations and Landscape and Open Space Design Guidelines).
 - f. Lot coverage, total gross floor area and floor area ratio (F.A.R.) calculations.
 - g. Design details, including but not limited to, curbing, driveways, safety islands, pavements, sidewalks, drainage and dolly pads for loading areas.
 - h. Total architectural lighting plan, including entranceways, exits, pedestrian and parking areas, footcandle trace, pole type and height.
 - i. Utilities location and location and screening of utilitarian structures.
 - j. Building elevations (list the façade materials).
 - k. Architectural renderings of all structures.
 - l. Barrier-free design for the handicapped.
 - m. Waste (refuse) disposal location and screening;
5. Uses of all existing and proposed structures;
6. Areas claimed by the State of New Jersey as Riparian;
7. Wetlands delineation;
8. Location of existing and proposed signs, height, setback dimensions and illumination;
9. Copy of the SCS Certification letter;
10. Compliance with Environmental Performance Standards;



Site Plan Requirements (continued)

11. Other agency approvals obtained to date including, but not limited to:
 - a. Army Corps of Engineers
 - b. New Jersey Department of Environmental Protection (Stream Encroachment, Waterfront Development, Air Pollution, NJPDES, ECRA, etc.)
 - c. New Jersey Department of Transportation
 - d. Bergen or Hudson County (if located on a County road)
 - e. Soil Conservation Service
 - f. Federal Aviation Administration (FAA)
 - g. New Jersey Economic Development Authority;
12. Three (3) copies of all plans, signed and sealed by a licensed New Jersey Professional Engineer, licensed Professional Planner or Registered Architect, must be obtained;
13. Landscape plans and plant schedules showing existing and proposed landscaping of the site and all areas to be devoted to open space. All such plans are to be sealed by a New Jersey Certified Landscape Architect or other qualified professional if landscaped open space area is greater than 20,000 square feet.
14. The NJMC may request other information as may be reasonably required.



Meadowlands Transportation Plan Development Fee Overview

Introduction

The Hackensack Meadowlands Transportation Planning Act, effective June 24, 2005, established a Transportation Planning District within the Meadowlands District. The law requires the creation of a comprehensive District-wide Transportation Plan that will designate transportation projects and associated funding needed to sustain future economic growth. The Act empowers the New Jersey Meadowlands Commission to assess fees on future District development based upon a technical analysis of its projected impact upon the transportation system.

2007 Transportation Plan

The 2007 Meadowlands District Transportation Plan (the Plan) was adopted on November 28, 2007. The Plan fulfills the requirements of the Hackensack Meadowlands Transportation Planning Act and plays an important role in the NJMC's mission to improve mobility for passengers and freight throughout the District.

The Plan considers anticipated growth within the District and identifies transportation improvements that will be needed to support such development over a time frame that reaches to the year 2030. A full range of candidate transportation improvements are recommended to address existing and future needs and provide reasonable travel conditions within the District. The estimated costs of the recommended improvements will be supported by future development within the District, through a fair-share formula based on a collectively supported assessment framework, accounting for credits, exemptions, and waivers where necessary. Ultimately, this will ensure that growth within the District is supported and that resources will be available to mitigate future mobility concerns.

Transportation Development Fee

Fee Assessment Formula

The Transportation Development Fee formula is as follows:

$$\text{Fee} = (\text{ITE Trip Generation Rate}) \times (\text{VMT Factor}) \times (\text{VMT Rate})$$

ITE refers to the Institute of Transportation Engineers and VMT indicates Vehicle Miles of Travel. The VMT factors and VMT Rate mentioned above can be found in Chapter VI of the 2007 Meadowlands District Transportation Plan.

Fee Formula Reductions

Reductions from the total fee may be applied to a development for existing, pass-by, and diverted trips. Reductions may also be given based on the projected internal capture rate of a proposed development.

Fee Credits

Credits are available for contributions of right-of-way and/or the construction of elements included within the Plan. In addition, transportation efficiency credits may also be granted by the NJMC for the following: *

Transit Related Improvements	Varies
Transit Oriented Development	15%
Infill Development	5%
High-Density Residential Development	3%
Preferential Parking	2%
Unbundled Parking	5%
Cash-out Parking	3%

*Credits are based on the "Transportation Efficiency Credit Program Schedule" included within the Plan.

Time of Fee Assessment

An applicant is required to pay a Transportation Development Fee prior to the issuance of a Zoning Certificate by the NJMC. Payments may be made in either a lump sum payment or in a series of annual payments over a 5, 10, or 20 year payment schedule.

Exemptions

Exemptions to the Transportation Development Fee may be granted for the following conditions:

- *Residential structure alterations, expansions, or replacement; provided:*
 - No increase in the total number of units;
 - Included on one application;
 - No modification of ITE land use classifications;
 - Zoning issued within 2 years of demolition or destruction.
- *Non-residential structure alterations, expansions, or replacements; provided:*
 - Floor area not expanded by more than 500 square feet;
 - No increase in total number of lodging rooms, entertainment seats, or medical beds;
 - Included on one application;
 - No modification of ITE land use classifications;
 - Zoning issued within 5 years of demolition or destruction.
- *Construction of miscellaneous improvements, including but not limited to fill, signs, tanks, fences, recycling areas, antennas, towers, utilities, walls, and fences.*
- *Demolition or removal of a structure.*

For More Information

The 2007 Meadowlands District Transportation Plan is available for download at: www.njmeadowlands.gov/Transportation
For additional information on the Plan, please contact David Liebgold of the NJMC at: (201)777-2414 or david.liebgold@njmeadowlands.gov



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