

The Township of Moorestown

Department of Community Development
111 West Second Street • Moorestown • NJ 08057 • (856) 235-0912

ZONING DEMOLITION APPLICATION: FEE \$50

PROPERTY IDENTIFICATION OF BUILDING TO BE DEMOLISHED

Block _____ Lot _____

Property Location _____

Building Description (include sq.ft.) _____

Proposed % Demolition (ie: 100%, 25%) _____

***Year Built** (attach any documents certifying date) _____

*If the proposed demolition is of a building or portion of a building that is **greater than 75 years old and is greater than 500 square feet**, a public hearing before the Township of Moorestown Appearance Committee is required. Please refer to pages 2 and 3 for additional information.

PROPERTY OWNER

Name _____

Address _____

Phone No. _____ Email _____

APPLICANT

Name _____

Address _____

Phone No. _____ Email _____

I certify that as the owner of record, or as the authorized agent of the owner of record, agree to conform to all applicable laws and regulations of this jurisdiction.

Signature: _____ Date _____

OFFICE USE ONLY

FEE \$50: Check No. _____ Cash _____ Recd. By _____ Date _____

Application APPROVED Application DENIED **CONTROL NO.** _____

Comments _____

Peter D. Clifford, Zoning Officer

Date _____

ZONING ORDINANCE

Chapter 180, Article XXVI, 180-101, D

D. Permits for demolition of certain properties. **[Added 12-20-1999 by Ord. No. 1908-99]**

(1) No person shall demolish or remove any principal or accessory building (including carriage houses, tenant houses, barns or similar buildings), of which at least 500 square feet of the footprint is more than 75 years old at the time of the proposed demolition or removal, without first obtaining a zoning permit therefor from the Township Zoning Officer...

[Amended 12-5-2005 by Ord. No. 34-2005]

(2) The Zoning Officer shall, as a condition of granting the permit, require that the applicant appear before the Appearance Committee for a hearing to consider the application. The applicant shall publish a public notice of the hearing in the official newspaper for the Township for such notice and notify those entities as required by the Zoning Officer and shall make a good faith effort to work with the Appearance Committee to find alternatives to demolition.

(3) The Appearance Committee shall review the application based on: the age of the building; the historical value or significance of the building; the physical condition of the building; and possible alternate uses of the building, and provide the Zoning Officer with a written report of its findings.

(4) The Zoning Officer may issue a zoning permit upon the applicant providing a written signed agreement approved by the Appearance Committee providing for an alternative to complete demolition of the building(s), which may include a satisfactory disassembly and removal of the buildings. A zoning permit may also be issued where the applicant and the Director of Community Development agree that demolition is appropriate. In the event that a zoning permit has not earlier been issued, the Zoning Officer shall issue the zoning permit within 180 days of receipt of a complete application therefor, or within a longer time period as to which may be agreed to by the applicant. **[Amended 12-5-2005 by Ord. No. 34-2005]**

(5) For the purposes of this section, "demolition" shall mean the destruction of greater than 25% of any of the following: the cubic footage of the building; the square footage of the floor area of the building; or the square footage of the exterior walls of the building. This section shall not apply to demolition or removal of buildings pursuant to the Township's power of condemnation or by order of the Township Construction Official based on health and safety.

PUBLIC HEARING GENERAL REQUIREMENTS

At least ten (10) days prior to the scheduled public hearing, the applicant will be required to: notify, via certified mail, all property owners within 200 feet of the property on which the building is located and the organizations listed below; publish a legal notice in the Courier Post Newspaper stating the date, time, location of the public hearing, and the purpose/description of the application including the location of the building (refer to the sample notice below). All notifications and proof of publication in the newspaper must be provided to the Zoning Officer at least ten (10) days prior to the scheduled public hearing. A certified property owner list will be provided by the Township for a fee of \$10.00.

ORGANIZATIONS TO BE NOTIFIED (IN ADDITION TO PROPERTY OWNERS WITHIN 200')

Moorestown Historical Society
PO Box 477
Moorestown, NJ 08057

Moorestown Business Association
PO Box 358
Moorestown, NJ 08057

Moorestown Improvement Association
C/O Dave Shill
132 Harding Ave.
Moorestown, NJ 08057

NEWSPAPER FOR PUBLICATION OF PUBLIC HEARING

Township of Moorestown Official Newspaper: Courier Post
Attn: Legal Advertising
301 Cuthbert Road
Cherry Hill, NJ 08034
Phone: 888-516-9220

*EMAIL cplegals@gannett.com
* In subject line, please indicate:
-COURIER POST
-Requested publication date of ad

SAMPLE NOTICE

The Appearance Committee of the Township of Moorestown will hold a public hearing on *DATE /LOCATION/TIME to consider an application for the demolition of BUILDING DESCRIPTION, also known as BLOCK / LOT / ADDRESS. At the public hearing, the proposed demolition application will be considered and will be on file and available for public inspection between the hours of 8:30AM and 4:30PM, at the Township of Moorestown, in the Department of Community Development, 111 West Second Street, Moorestown NJ 08057.

*The Township of Moorestown will provide this information to the applicant.

TOWNSHIP OF MOORESTOWN CONTACT

Peter D. Clifford, Zoning Officer
Township of Moorestown
111 West Second Street
Moorestown NJ 08057
856-235-0912 Ext 3023
pclifford@moorestown.nj.us