

Article VI –Zoning Board of Appeals (continued)
Section 603 –Application for Variances or Appeals

state the name of the land owner, building owner, and/or user of such; shall state the date submitted; shall state the date of the decision against the party that is being appealed; shall submit copies of all paperwork from Clark Township officers filed officially with regards to the land, building, and/or use -- including applications from the party, responses to those applications, letters and memoranda sent and exchanged between the Township and the party, previous variances, any and all special land use permits, any and all building permits as they apply and are relevant to the appeal/request for variance.

2. A site plan, plot plan or development plan of the total property involved: showing the location of all abutting streets, the location of all existing and proposed structures, the types of buildings and their uses, proposed effect upon the neighborhood and surrounding residents (if any), all documents listed in Article VI, Sec. 603 (1), any supporting sworn affidavits from interested parties wished to be submitted by the appealing party -- to include residential and business neighbors, contractors, bank loan managers, State or county officials, and/or religious, community, or business leaders.
3. A variance or appeal may only be submitted to the Township Zoning Board of Appeals after preliminary rejection by the Township Zoning Enforcement Officer or the Building Inspector, whichever has jurisdiction over the matter.
4. *Appeal of an approved Special Land Use Permit must meet with Article 9, Section 908, 7C, 13 a, b, c and d.

*Amended on 11/20/2003

Article VII - General Provisions

Section 700- Interpretation of Conflicting Provisions

In this ordinance, words used in the present tense, include the future; the singular number includes the plural number and plural, the singular; the word "shall" is mandatory and not permissive, and the word "may" is permissive. In interpreting and applying this ordinance, the requirements contained herein are declared to be the minimum requirements for the protection of health, morals, safety and welfare. This ordinance shall not be deemed to interfere with or abrogate or annul otherwise affect in any manner whatsoever any ordinances, rules, regulations or permits, or by easements, covenants, or other agreements between parties, provided, however, that where this ordinance imposes a greater restriction upon the use of buildings or premises or upon the height of buildings or larger open spaces than are imposed or required by other ordinances, rules, regulations, or permits, or by easements, covenants or agreements between parties, the provisions of this ordinance shall prevail. Except as hereinafter provided, the following general regulations shall apply:

Section 701- Limitations On All Land And Structures

1. No building permit shall be issued until a Land Use Permit has been issued.
2. No building shall be erected and no existing building shall be moved, altered, added to or enlarged nor shall any land or building be used, designed, or arranged to be used for any purpose or in any manner other than that included among the uses hereinafter listed as permitted in the zoning district in which such building or land is located.
3. Every building hereinafter erected shall be located on a lot as herein defined; there shall be not more than one single family dwelling on one lot, except additional single family dwellings may be allowed on said lot, provided that the lot is large enough in size to support the minimum requirements for two or more buildings within the designated district and that each portion of the