

Zoning Board

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The Zoning Board is a separate and independent municipal legal entity and its limited authority is specifically set forth in Borough ordinances and the New Jersey Municipal Land Use Law. It is quasi-judicial in nature and members of the Board are unpaid volunteers, appointed by the Mayor and Council.

The Zoning Board does not enact the Borough Land Use laws and regulations. That is the role of the Borough Council. The Zoning Board does not enforce the Land Use laws of the Borough of Fair Haven. That is the responsibility of the Borough Code Enforcement Officer. This Board deals with appeals for relief from the requirements of the Borough's Land Use laws or the denials by the Zoning Officer who, in Fair Haven, also functions as the Construction Official.

An applicant is never entitled to a variance, also known as an exception to the Zoning regulations, but must meet specific criteria required by the New Jersey Municipal Land Use Law and the Fair Haven ordinances by satisfying certain required standards of proof. The Board has no authority to waive these requirements. The burden of proof is always upon the applicant to show that he or she is entitled to the specific relief requested. The applicants must prove that a deviation from the regulations will advance the purpose of the ordinance and that the deviation would substantially outweigh any detriment to the zone plan. Variances relate to the future use of the land and are not intended or authorized to remedy temporary or unique personal situations.

Regular Public Meetings are scheduled for the first Thursday of the month at 7:15 p.m. at the Municipal Building. Workshop and special meetings are scheduled as publicly noticed.

If you have any further questions, please contact Sandi Papa in the Zoning Board Office at 732-747-0241 ext. *215.