



Florham Park Construction Department
111 Ridgedale Ave.
Florham Park, NJ 07932
973-410-5350

Deck and Patio

Dear Applicant,

Please note that all permit applications for decks and patios require the following:

1. Zoning Permit Application completed and signed with one original sealed copy of the survey (to scale, less than 10 years old) and 3 copies of that survey depicting the location of the proposed deck / patio including setbacks.
2. Construction Permit Application folder completed and signed.
3. A Building Subcode Technical Section completed and signed is required for only for deck applications
4. Three (3) sets of detailed drawings reflecting both a side view and a top view of the proposed deck construction. Please note, if decks plans are not prepared by licensed architect, the homeowner must sign the plans and Check Item B and sign on the inside of the Construction Permit folder.
5. Copy of Home Improvement Contractors License.
6. Patios require a Surface Grading Application (See Sec. 250-7.1) with three (3) copies of the survey (to scale) reflecting location of the patio and detailing surface water management.



BOROUGH OF FLORHAM PARK ZONING APPLICATION

111 Ridgedale Avenue, Florham Park, NJ 07932 E-mail: Zoning@florhamparknj.gov Phone: 973-410-5330

Work Site Address: _____ Block: _____ Lot: _____

Property Owner: _____ Phone: _____

Owner's Email: _____ Owner's Address: _____

Agent/Contractor: _____ Agent/Ctr. Address: _____

Agent/Contractor Email: _____ Agent/Ctr. Phone#: _____

Brief Description of Work: _____

I hereby certify that the proposed work is authorized by the owner of record and that I am the owner or have been authorized by the owner, to make this application as his/her agent and we agree to conform to all applicable laws of this Jurisdiction, I certify that the answers on this Zoning Application are true and complete to the best of my knowledge.

Signature _____ Name (Print) _____ Address _____

My Lot is a: Corner Parcel: _____ Interior Parcel: _____ Lot Square Footage: _____ Zone: _____

SETBACKS	EXISTING	PROPOSED	REQUIRED
Front Yard			
Second Front Yard (if corner parcel)			
Rear Yard			
Smallest Side Yard			
Side Yard Aggregate			
Principal Structure Building Height			
Ground Floor			

*Percent of lot covered by building (including overhangs, sheds & detached structures): _____ %**

Percent of improved lot coverage (building coverage, walkway, driveway, etc.): _____ %

Worksheet on next page

Signed and sealed survey less than 10 years old required for all zoning permits.
Foundation Location survey with elevations required prior to framing.

Fence Permit

Fencing Type: _____ Height: _____

Proposed Setbacks: Side Yard: _____ Rear Yard: _____ Front Yard _____

If fence is in front yard it cannot exceed 4' in height and cannot be more than 50% solid

WORKSHEET

DESCRIPTION	EXISTING (sq. ft.)	PROPOSED (sq. ft.)	REQUIRED (sq. ft.)
Main Dwelling including all roofed area and overhangs			
Accessory Buildings (including sheds over 200 sq. ft.)			
Total Building Area			

Pool coping			
Deck			
Patio			
Driveway			
Walkway			
Equipment (AC/generator/ pool Equipment)			
Shed (less than 200 sq. ft.)			
Other:			
Other:			
Other			
Total Improved Area (Including Building Area)			

Application: Approved _____ Denied _____ Application No _____ Permit No _____

Application Fee _____ Received Date _____ Check # _____ Cash _____

Zoning Official Signature: _____ Date _____

Kayla Kaplan-Zoning Official

Marjorie Lowe-Assistant to the Zoning Official

ZONING Attachment 1 - Borough of Florham Park - 250-9. Schedule of Area, Yard and Building Requirements

Amended 5-15-2001 by Ord. No. 7-01; 4-23-2002 by Ord. 7-02; 4-26-2005 by Ord. 17-05; 6-17-08 by Ord. 08-21; 2-15-18 by Ord. 18-2; 5-17-2018 by Ord. No.18-9; 5-17-2018 by Ord. No.18-10; 5-17-2018 by Ord. No. 18-11; 5-17-2018 by Ord. No.18-12; 12-20-22 by Ord. 22-16

Zone	Principal Building Setbacks								Maximum Building Height (feet)	Maximum Building Height (stories)	Minimum Habitable Floor Space (square feet)	Minimum Lot Requirements (square feet/acres)			Maximum Building Coverage (%)	Maximum Improved Lot Coverage (%)	Detached Accessory Building Setbacks				Maximum Front Yard Setback
	Interior Lots			Corner Lot			Side Yard Combined	Percentage of Lot Width or Feet				Area					Maximum Height, 15 Feet, 1 Story ¹⁰				
	Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Street Side (feet)	Inside (feet)						Rear (feet)	Sq.Ft/acres	Width (feet)			Depth (feet)	Front (feet)	Corner Lot Street Side (feet)	Side (feet)	
R-7	40	10	30	40	40	10	30	20%	35	2	1,200	7000	60 ¹	115	Notes 8 & 9	35 ⁹	50	50	10	10	Note 7
R-15	40	10	50	40	40	10	50	20%	35	2	1,200	15,000	100 ¹	150	Notes 8 & 9	30 ⁹	50	50	10	10	Note 7
R-25	50	15	40	50	50	15	40	24%	35	2	1,500	25,000	125 ¹	150	Notes 8 & 9	30 ⁹	60	60	15	20	Note 7
R-44	50	20	50	50	50	20	50	28%	35	2	1,800	43,560	140 ¹	160	10 ⁹	25 ⁹	60	60	20	20	Note 7
R-88	50	50	50	50	50	50	100	100 feet	35	2	1,800	87,120	140 ¹	160	5 ⁹	20 ⁹	50	50	20	20	Note 7
B-1	20	10	20	20	20	10	10	--	35 ²	--	--	--	150	--	20	--	Same as for principal building				--
PB-1	40	20	40	40	20	20	40	--	30 ³	--	--	1 acre	150	--	15 (1 story) 10 (2 story)	60	--				--
PB-2	30	15	30	30	30	15	30	--	35 ³	--	--	15,000	100	120	20 ⁴	60	--				--
C-1 MF Multifamily Option	100	50	50	100	50	--	50	--	35	--	800	40 acres	300	300	15	30	Same as for principal building				--
C-1, C-2, C-5	150 ⁵	50	50	150 ⁵	100	50	50	--	40 ⁶	--	--	5 acres	300	--	35	60	Same as for principal building				--
C-3	100	75	75	100	100	75	75	--	45	--	--	15 acres	300	200	25	50	Same as for principal building				--
C-4	100	75	75	100	100	50	75	--	45	--	--	15 acres	300	200	25	50	Same as for principal building				--
MF-1& MF-3	135	25	25	135	135	25	25	--	35	--	1,400	5 acres	300	300	25	--	Same as for principal building				--
MF-2	100	25	25	100	100	25	25	--	35	--	850	5 acres	100	300	25	--	Same as for principal building				--
MF-4	100	20	20	50	50	20	20	--	40	--	600	5 acres	100	300	30	--	Same as for principal building				--
MF-6 ¹¹									55	3		5 acres			30	60					
MF-8 ¹²									55	3		2 acres			30	60					
MF-9 ¹³									45	3		5 acres			30	50					
OSR	50	15	40	50	40	15	40	--	35	--	--	1 acre	200	200	30	--	Same as for principal building				--
OSM	50	15	40	50	40	15	40	--	35	--	--	1 acre	200	200	30	--	Same as for principal building				--

NOTES:

- ¹ In residence zones R-15, R-25 and R-44, the minimum lot width specified above shall be increased by 25' in the case of corner lots
- ² An office building may be erected to no more than 50' in height upon the condition that for each five-foot increase above 35, there shall be an additional 3' of front yard setback
- ³ In the PB Zone, no building shall have more than two stories.
- ⁴ In the PB -2 Zone, the maximum building coverage shall be 10% for two-story buildings.
- ⁵ All lots having frontage on and along both sides of Vreeland Road and Fernwood Road shall have a front yard setback of 100 feet.
- ⁶ See Borough Ord. No 6-99A.
- ⁷ The maximum front yard setback shall be within 10' of the average front yard setback of all lots or portions of lots within 200' of the subject property on the same side of the block. To the extent that this provision conflicts with the minimum front yard setback, the minimum front yard setback requirements shall prevail. For the purposes of this regulation, the front yard setback shall be measured to the façade of the structure that contains the principal entrance or front door to the dwelling.
- ⁹ Per Ord. No 22-16, Section 5-250-14 Amended: Sheds or accessory structures without electrical or plumbing that are 200 sqft or less in area and 10' or less in height shall not count towards building coverage. They shall still count towards improved lot coverage.
- ¹⁰ Per Ord. 17-05 All other references to accessory building height are repealed.
- ¹¹ See Sec. 250-140 for additional provisions ¹² See Sec. 250-144 for additional provisions ¹³ See Sec. 250-148 for additional provisions

Per Ord No 22-16: Overhangs up to 18" shall not contribute towards building coverage. However, per Ord. Section 250 2.2, all residential construction to increase an existing home by more than 20% or entirely new construction, required setbacks shall be measured from the outer edge of the overhang to property line.

⁸ Max Building Coverage for the R-7, R-15 & R-25 Zones

Lot Area SF	Building Coverage
less than 9,999	20%
10,000-13,999	17.50%
14,000-17,499	16%
17,500-19,999	14.50%
20,000-22,499	14%
22,500-24,999	13.50%
25,000-27,499	13%
27,500-29,999	12.50%
30,000-32,499	12%
32,500-34,999	11.50%
35,000-37,499	11%
37,500-39,999	11.50%
40,000 or greater	10%

APPLICATION FOR APPROVAL OF SURFACE GRADING PLAN

To be filed in triplicate with the Borough Engineer two weeks prior to obtaining a Building Permit. Include with this application three copies of the surface grading plan.

NOTE: A revised Surface Grading Plan must be submitted for approval should it be necessary to change the lot grading during construction.

APPLICATION NO. _____ DATE SUBMITTED: _____ DATE RESUBMITTED: _____

TO: ENGINEERING DEPARTMENT OF THE BOROUGH OF FLORHAM PARK Telephone: 973-410-5334
E-mail: kkaplan@florhamparknj.gov and iraymond@florhamparknj.gov

Application is hereby made for the Approval of Surface Grading Plan as set forth in Chapter 250-Zoning of the Florham Park Borough Code and summarized on back of application.

1. APPLICANT'S NAME _____
ADDRESS _____
PHONE NUMBER _____
E-MAIL ADDRESS _____

2. LOCATION OF PROPOSED DWELLING _____

(Street)

(Tax Map Block) (Lot No.)

3. NAME AND ADDRESS OF PERSON PREPARING PLAN:
NAME _____
ADDRESS _____
PHONE NUMBER _____
SIGNATURE OF APPLICANT _____

(DO NOT WRITE BELOW THIS LINE)

REMARKS:

TREE REMOVAL PERMIT REQUIRED? YES (SEE ATTACHED PERMIT) NO

HEIGHT OF BUILDING (PER 250-2.2.) PROVIDED YES NO

TOTAL IMPROVED LOT COVERAGE (PER 250-2.2) PROVIDED YES NO

FEES: \$400 _____ \$150 _____ \$50 _____
(Greater Disturbance) (Smaller Project) (Additional Inspection)

REVIEW OF SURFACE GRADING PLAN: Approved _____

Disapproved _____
Returned for Revisions _____
BOROUGH ENGINEER

FINAL INSPECTION OF SURFACE GRADING: Approved _____

Disapproved _____
Returned for Revisions _____
Notified _____
BOROUGH ENGINEER

EXCERPT FROM ORDINANCE # 08-41

SURFACE GRADING PERMIT REQUIREMENTS FOR ALL RESIDENTIAL ZONES

In order to protect against adverse consequences from surface water runoff; a Surface Grading Plan is required for any proposed residential lot improvements that includes land disturbance, excavation, placement of fill, or changes to the existing surface grades. The Surface Grading Permit shall be considered a “prior approval” under the Uniform Construction Code, and no construction permit shall be issued unless the Applicant has obtained a Surface Grading Permit. The Surface Grading Plan shall be prepared by a Professional Engineer and/or Architect licensed in the State of N.J, unless land disturbance is **less than one thousand (1000) sq. ft.**, and land disturbance for the purpose of constructing a building addition to an existing residential dwelling is less than 600 sq.ft., then the plan **may be prepared and submitted by a homeowner**; provided sufficient technical information is included. In addition to the conditions listed above, any Surface Grading Plan that proposes **land disturbance greater than 5,000 sq.ft.** shall be submitted with an approved Soil Erosion and Control Plan issued and approved by the Morris County Soil Conservation District. Any Surface Grading Plan proposing construction of a new residential dwelling shall be submitted with an approved Soil Erosion and Control Plan or a Letter of Exemption from the Morris County Soil Conservation District. Every application for a building permit involving excavation or change in grades for a single-family dwelling shall be accompanied by a Surface Grading Plan which has been submitted to and approved by the Engineering Department.

Three copies of a signed Surface Grading Application and Plan shall be submitted. For Surface Grading Plan requirements, please go to www.florhamparknj.gov click “Borough Code” Tab, and open Chapter 250-7.1.

Surface grading permit fee.

(a) **A fee of \$400 shall be imposed for each permit for any proposed land disturbance of greater than 1,000 square feet and any proposed land disturbance for the purpose of constructing a building addition to an existing residential dwelling greater than 600 square feet; otherwise, a fee of \$150 shall be imposed for smaller projects.**

(b) The fee shall cover the cost of a preliminary site visit, review of initial submission and one revision, issuance of surface grading plan approval, two random site inspections in addition to required inspections, and final approval of surface grading prior to issuance of a certificate of occupancy, temporary certificate of occupancy, or the release of any performance guarantee that may have been posted for incomplete site work.

(c) An additional fee of \$50 for each review of plans with substantial revisions and each additional inspection other than those noted above shall be charged to the applicant. Fees shall be paid prior to issuance of a certificate of occupancy or a temporary certificate of occupancy.

Liability of applicant.

The applicant is responsible for the prevention of damage to other properties, and personal injury, which may result from the activity requiring the surface grading permit.

Violations.

(a) Any person who erects, constructs, alters, repairs, converts, maintains, or uses any building, structure, or land in violation of the requirements of this chapter or an approved surface grading permit shall, upon conviction thereof by any court authorized by law to hear and determine the matter, be liable for a fine of not less than \$400 nor more than \$2,000 or to imprisonment for a term of not more than 90 days, or both, as such court in its discretion may impose. Each day during or on which a violation occurs or continues shall be deemed a separate offense.

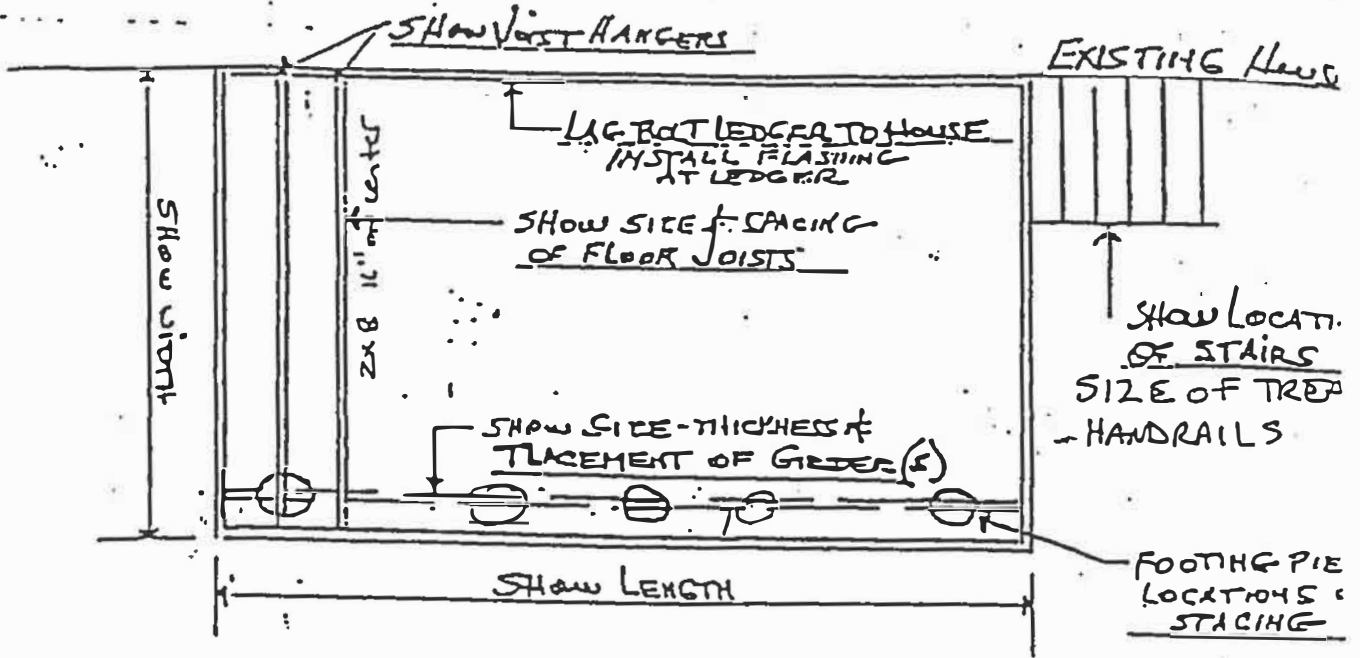
(b) If a certificate of occupancy or temporary certificate of occupancy is issued for a property prior to full compliance with a surface grading permit, and full compliance is not effected by a date set forth by the Borough Engineer, then continued occupancy of such property after such date shall constitute a use of such property in violation of this section.

NOTE: PLEASE BE ADVISED THAT AN INSPECTION OF THE SURFACE GRADING MUST BE MADE BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT. THE BUILDING DEPARTMENT SHALL BE NOTIFIED OF APPROVAL OF THE FINAL SURFACE GRADING BY THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. REQUEST FOR FINAL INSPECTION MUST BE MADE AT LEAST 24 HOURS IN ADVANCE.

TO OBTAIN PERMIT

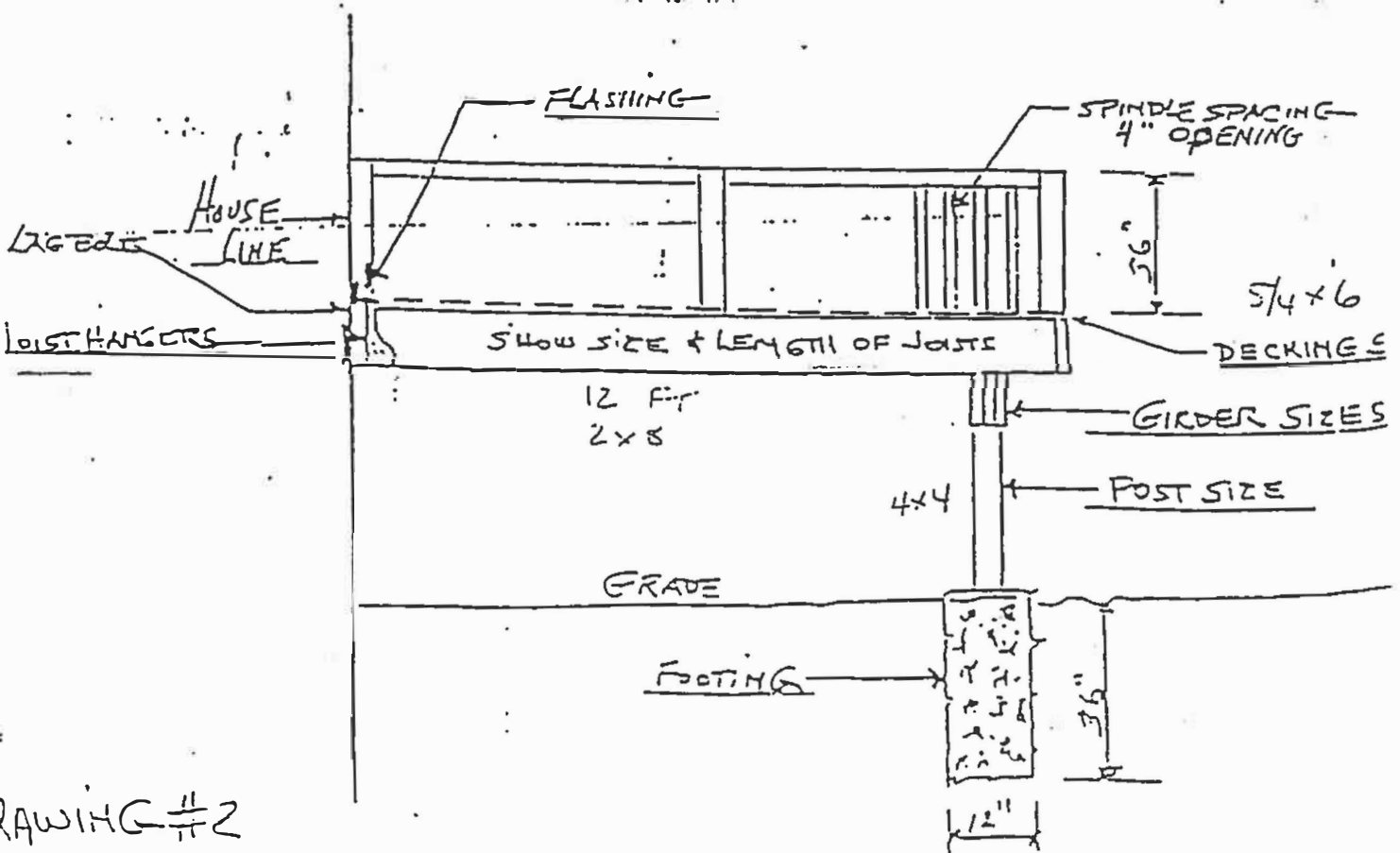
2 COPIES PLANS REQ
1 COPY OF HOUSE SUR

EXAMPLE



double 2x10

DRAWING #1




DRAWING #2

What must be recycled?



At a minimum, one must source separate and recycle all of the following mandated materials at a construction site:

- Aluminum cans
- Glass bottles & jars
- Plastic bottles coded -  PETE HDPE
- Steel (tin) cans
- Corrugated cardboard
- Mixed paper (junk mail, office paper, magazines)
- Newspaper
- Leaves
- Grass clippings
- Brush
- Natural wood waste (logs, stumps, branches)
- Used motor oil
- Batteries (rechargeable & lead-acid)
- Metal appliances
- Whole Tires
- Oil-contaminated soil
- E-Waste (TVs, computers, monitors)

Review this information with every crew member at safety meetings/toolbox talks. At all construction and renovation projects, whether or not they are LEED certified, the materials listed above must be kept separate from garbage in order to be recycled.

Annual written documentation regarding the total number of tons recycled at the construction site must be reported to the municipal recycling coordinator (MRC). See list of MRCs at: www.MCMUA.com.

Materials used as landfill cover, aggregate substitute, fuel substitute or fill are designated as "Beneficial Use." By law, "Beneficial Use" does not constitute recycling.



Construction & Demolition Waste Waste Type 13C

While construction and demolition debris (waste type 13C) is not mandated to be recycled in Morris County's Solid Waste Management Plan and can be disposed of at the MCMUA transfer stations, much of it is potentially recyclable and many recycling facilities accept and recycle it.

To be compliant with Morris County waste flow control requirements these recyclable materials must be separated from other garbage on site prior to being transported to a recycling facility. In addition, the remaining garbage must be disposed of at the MCMUA transfer stations

The MCMUA has not entered into any agreements with any materials recovery facilities allowing them to assume responsibility for the waste generator's obligation of separating recyclables from garbage.

Sending mixed recyclables and garbage to a processing facility to have recyclables separated from the garbage for builders and contractors is likely to violate laws and regulations related to source separation recycling and waste flow control mandates.

Please recycle properly to avoid being non-compliant.

For more information about Morris County's Solid Waste Management Plan, recycling requirements, mandated recyclable materials, waste flow regulations, solid waste facilities, single-stream recycling, municipal recycling coordinator contacts, municipal recycling ordinances, etc., please visit the MCMUA's Website: www.MCMUA.com

MORRIS COUNTY



MUNICIPAL UTILITIES AUTHORITY

Solid Waste (Garbage) and Recycling Requirements for Builders & Contractors Working in Morris County



Prepared by the

Morris County Municipal Utilities Authority
214A Center Grove Road
Randolph, NJ 07869
Tel: (973) 285-8390 • Fax: (973) 285-8397
Website: www.MCMUA.com

October 2014
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Morris County's
Recycling Resource

Recycle - it's the law!

In Morris County and in all of New Jersey, it has been the law since 1987 that designated recyclable materials are source separated and recycled by the waste generator. Generators include residents, businesses, institutions, construction sites, new builds, renovation projects, home additions, store setups, etc.

Although one may select a garbage hauler, one may not select the location where the garbage is ultimately taken. By law, all non-recyclable solid waste generated in Morris County must be delivered to one of two MCMUA transfer stations for disposal: one in Mount Olive and one in Parsippany-Troy Hills.

The MCMUA transfer stations are buildings with concrete tipping floors where garbage is unloaded from local garbage trucks and transferred to long-haul transfer trailer trucks. The garbage is first inspected for designated recyclables and unacceptable materials. It is then put into large transfer trailers and is shipped to Pennsylvania landfill facilities. No garbage remains on the floor at the end of the day. Additionally, no designated recyclable material is separated from the garbage.

Fines can be imposed on generators who do not recycle by municipalities and the Morris County Office of Health Management.

Regulations for recycling generators have been established by the NJDEP. See N.J.A.C. 7:26A-1.1 (2009) SUBCHAPTER 10. STANDARDS FOR GENERATORS OF SOURCE SEPARATED RECYCLABLE MATERIALS. One can view the source separation and reporting requirements, penalties, and violations on the NJDEP website under Rules & Regulations: <http://www.nj.gov/dep/>.

What is mandatory source separation?

Source separation means that all designated recyclable materials are mandated to be kept separate from garbage at the point where they are generated (e.g., your construction project) until they reach a recycling market. At no point should recyclables be mixed with garbage.

If a garbage hauler or waste broker says it is all right to mix mandated recyclables with garbage because those recyclables will be separated later at a garbage or recycling facility, that person has misrepresented the truth - **mixing designated recyclables with garbage is illegal!**

Always have at least two containers teamed up at the job site - one for recyclable materials and one for garbage. Make sure they are clearly marked so neither becomes contaminated.



What is single-stream recycling?

Single-stream recycling is a form of mandatory source separation recycling that allows cans, bottles, cardboard and all other paper to be mixed together in the same container, yet separate from the garbage. A local waste hauler should be able to set up a single-stream recycling program. If not, please contact the MCMUA for a quote for temporary pickup services at the construction site. Call (973) 285-8390 and ask for information about the MCMUA's "all-in-one" program. One can also check to see if the local recycling depot can accept any of the recyclables generated at one's site.

Why source separate?

The **Morris County Solid Waste Management Plan** requires "source separation" to be the primary method of keeping recyclables separate from garbage.

Source separation:

- has been mandated by law since 1987 under the New Jersey Source Separation & Recycling Act (N.J.S.A. 13:1E-99 et. seq.). In support of this law, Morris County has consistent source separation requirements for the residential, commercial and institutional sectors.
- creates the potential to reduce waste disposal costs.
- helps prevent injuries to laborers caused by climbing through garbage dumpsters to remove designated recyclables, since these materials are not to be in the garbage in the first place.
- involves the removal of all designated recyclable materials from the disposal waste stream and, therefore, contributes toward high recycling rates.
- yields clean materials which command higher prices than contaminated material.

Lack of source separation makes proper documentation virtually impossible when recyclables are mixed with garbage.

Recycle at the job site to avoid hassles, fines and penalties.

