



Florham Park Construction Department  
111 Ridgedale Ave.  
Florham Park, NJ 07932  
973-410-5350  
BuildingDepartment@florhamparknj.gov

### Dwelling Demolition

Dear Applicant,

Please note that all permit applications for dwelling demolition require the following:

1. Closure letters from all utilities connected to the structure, including but not limited to the following:
  - a. Electric (JCP&L)
  - b. Gas (PSEG)
  - c. Sewer Dept.
  - d. Water Dept.
2. Rodent Abatement Letter dated 10 days prior to demolition
3. Signed and dated letter stating the following:
  - a. A permit application to remove or a letter stating there are no UST's on the property
  - b. There is no asbestos present in the home (From Licensed Asbestos Abatement Co.)
  - c. There will be no trees cut or a copy of the approved Tree Removal Permit
  - d. A letter/email informing both the Fire & Police Departments of impending demolition – Police [DISPATCH@florhamparknj.gov](mailto:DISPATCH@florhamparknj.gov)  
Fire Department [FPVFD@florhamparknj.gov](mailto:FPVFD@florhamparknj.gov) also copy [BuildingDepartment@florhamparknj.gov](mailto:BuildingDepartment@florhamparknj.gov)
4. If Applicable, Approval from Morris County Soil Erosion if disturbing over 5000 sq. ft. (see enclosed)
5. Completed Building Subcode (please note any shed, detached garage or pools included in the demolition) and Permit Application Folder (jacket)
6. Construction Maintenance Letter - 6ft secured chain link fence shall be installed around entire construction area before the demolition takes place and shall remain in place secured until Construction Official approves removal.
7. If new foundation is not to be excavated immediately, then property is to be filled, leveled, seeded and maintained properly until new construction takes place in accordance with the municipal maintenance code



# Borough of Florham Park

111 Ridgedale Avenue Florham  
Park, New Jersey 07932

973-520-1980 option 3

[www.florhamparknj.gov](http://www.florhamparknj.gov)

Water Service Line requirements for demolition:

The Florham Park Water Department will locate your curb box and shut off your water. We are only responsible up to that point.

1. A 24 hour notice is required for the inspection of the disconnected water line.
2. The utility requires 2' away from the curb box to disconnect towards the house.
3. The location of the cut line must be clearly marked with a stake after the backfill.
4. A Re-Connection fee payable to the Florham Park Water Utility is due at the time of permits. Please provide the utility with your name and mailing address for an invoice.
5. When the water service is reconnected to the curb box, a re-connection inspection must be completed. 24 hours' notice is required required for the inspection.

**\*\*If you need temporary water, must install your own temporary shut off valve or spigot. It must be protected from weather conditions and vandalism. Contact us for temporary water fees. All fees are due at the time of permits.**

Thank you,  
Will Williams  
Florham Park Water Department  
111 Ridgedale Ave  
Florham Park, NJ 07932



# Borough of Florham Park

## SEWER UTILITY

### Sewer Lateral Demolition Requirements:

We may be able to provide a sketch to assist with sewer lateral location.

1. A minimum of 24 hours' notice is required for inspection. Inspections are scheduled by speaking with a Sewer Utility employee at (973) 377-1330 or by receiving confirmation of an email sent to [sherold@florhamparknj.gov](mailto:sherold@florhamparknj.gov). In order to schedule an inspection, you must provide, contact information for the onsite representative, and name, phone number, e-mail address, and mailing address for invoicing.
2. FPSU requires the 4" sanitary sewer lateral to be temporarily capped with a 4" rubber test cap located 1 foot outside of the right-of-way line, on the homeowner's property. A cleanout must be installed at the location of the disconnect.
3. The location of the capped line must be clearly marked with a raised cleanout after the backfill.
4. The Florham Park Sewer Utility will fill out an inspection report and submit it to the Building Department upon completion. An invoice will then be sent to the disconnection contact.
5. A reconnection fee, payable to the Florham Park Sewer Utility, is due at the time of permit submittal. Payments are made to the Finance Department at 111 Ridgedale Avenue, Florham Park, NJ and must include a copy of the invoice.
6. Upon reconnection to the sewer main, an inspection must be performed by Florham Park Sewer Utility. 24 hours' notice is required prior to inspection. In order to complete inspection, a house sewer connection map, provided by FPSU, must be completed during or before inspection for future cleanout reference. The house sewer connection map can be mailed to the Florham Park Sewer Utility at P.O. Box 131, Florham Park, NJ 07932 or via email to [sherold@florhamparknj.gov](mailto:sherold@florhamparknj.gov).



## BOROUGH OF FLORHAM PARK

111 RIDGEDALE AVENUE, FLORHAM PARK, NEW JERSEY 07932

Engineering: Kayla Kaplan 973-410-5334 Email: [Kkaplan@florhamparknj.gov](mailto:Kkaplan@florhamparknj.gov)

Engineering Asst: Isaac Raymond 973-410-5473 Email: [iraymond@florhamparknj.gov](mailto:iraymond@florhamparknj.gov)

Construction: Michele Yannotta 973-410-5350 Email: [BuildingDepartment@florhamparknj.gov](mailto:BuildingDepartment@florhamparknj.gov)

### CONSTRUCTION APPROVAL CONDITIONS

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1. The Engineering Department shall be contacted prior to dry well installation for inspection. At time of inspection the drywell shall be excavated with chamber, fabric and stone on site. Roof leaders shall be immediately tied into drywell upon installation to prevent unnecessary storm water runoff to neighboring properties.
  2. Soil erosion sediment control measures such as silt fences, hay, hay bale, etc. shall be implemented surrounding any disturbed soil within 30 days, or sooner if imminent weather requires. Soil erosion sediment control measures shall be maintained throughout construction and may be subject to inspection. (Additional information can be found at <https://mcsed.org>)
  3. No trees shall be removed without a previously approved Tree Removal Application.
  4. No grade changes permitted unless clearly shown in approved plans.
  5. As per Borough Code § 208 2-21 a Road Opening Permit is required for any changes to street, sidewalk and any curbing, as well as driveway ingress curbing. The Engineering Department shall be contacted for inspection during this work. Any damaged curb or sidewalk shall be repaired prior to permit closure.
  6. Borough Trees and existing trees shall be protected to prevent damage to trunk and compression of soil underneath tree drip line throughout construction.
  7. CONSTRUCTION SITES MUST COMPLY with Florham Park Ordinances Chapter 155 Noise, 159 Nuisances, 250-27 Prohibited Uses and 188-23 & 24 Maintenance.

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REVIEW INITIAL FIRST PAGE AND SIGN ON REVERSE SIDE

INITIAL: \_\_\_\_\_

## CONSTRUCTION SITE MAINTENANCE

### The following are some key items to be aware of during construction:

- 6' high fence MUST be installed around entire perimeter of the construction site (New construction, additions & pools) temporary electric must be inside fence. Construction fence shall not be removed until Construction Official grants approval.
- All sites shall be graded and maintained to prevent accumulation of stagnant water for more than 72 hours
- NOISE- Must comply with FP Ordinance 155-6
  - Operation of equipment and power tools is only allowed in a residential area between the hours of 7 A.M. – 6 P.M. weekdays, and 9 A.M. – 6 P.M. on weekends and holidays
- ALL sites MUST be maintained in a clean, safe and sanitary condition (must provide working bathroom facility or portable toilet, MUST be located inside fence)
- Outdoor Storage of Building Supplies or equipment on an INACTIVE Construction site is prohibited under 250-27
- Weeds, brush, refuse and garbage etc. must be removed or contained in a dumpster 188-41 (G). Grass MUST be cut (no more than 6" high)
- Sidewalks and paths including those in the public easement, must be maintained in a proper state of repair and kept clear from hazardous conditions
- Ground surface hazards such as holes, excavations, projections, obstructions should be properly marked and protected until hazard has been eliminated.
- Snow & ice must be removed from sidewalks & walkways promptly, no later than 48 hours after the storm

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Owner Agent(Print): \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Site Address: \_\_\_\_\_

Contact#/E-mail: \_\_\_\_\_

Failure to comply with any of the above may result in the issuance of a municipal summons requiring an appearance in court and may lead to a monetary penalty.





Florham Park Engineering Department  
111 Ridgedale Avenue  
Florham Park, NJ 07932  
973-410-5346 FAX 973-410-5490

INFORMATION REGARDING DEMOLITION & REBUILDING OF SINGLE FAMILY  
HOMES  
SOIL EROSION AND SEDIMENT CONTROL PLAN  
(as of July 1, 2005)

FROM: MORRIS COUNTY SOIL CONSERVATION DISTRICT  
MORRIS COUNTY COURTHOUSE  
PO BOX 900  
MORRISTOWN, NJ 07963-0900

ATTENTION; "TEAR-DOWNS/REBUILD" that exceed 5,000 square feet of disturbance are Considered a "project" per the New Jersey Soil Erosion and Sediment Control Act.

A "project" includes, but is not limited to, any disturbance of more than 5,000 square feet of surface area, which requires a construction permit per the State Uniform Construction Code and involves the demolition of more or more structures. The 5,000 square feet of soil disturbance takes into account not only the demolition of a previous structure, but also all disturbance that will subsequently take place including the building of a new structure, driveways, tree removal, grading, etc

The demolition of a structure, such as a single family house, and the subsequent rebuilding of a structure on the same site where the total disturbance exceeds 5,000 square feet is considered a project and therefore must obtain certification by the local Soil Conservation District before any disturbance can proceed.

Please be advised that as per the New Jersey Soil Erosion and Sediment Control Act (NJSA 4:24-42), no project shall be undertaken unless the applicant has submitted to the district with local jurisdiction a plan for soil erosion and sediment control for such project, and the district has certified the plan. If your project **does not** exceed 5,000 square feet, you are required to supply the Construction Office with a Letter of Exemption.

Please contact the Morris Count Soil Conservation District with any additional questions at (973)-285-2953.



Call Three Business Days Before You Dig for Your FREE Markout  
 811 or 800-272-1000 It's FREE and it's the LAW!

Required Information for Markout Requests

- Name of Caller Title
- Phone Number Fax Number
- Best Time to Call Back Excavator Name
- Excavator Address Work Being Done For
- Address Email
- Dig Location Municipality
- Nearest Intersection Type of Work
- Depth Extent of Work
- Start Date Start Time

TIMEFRAME MATRIX											
MON	TUES	WED	THUR	FRI	SAT	SUN	MON	TUES	WED	THUR	FRI
CALL	MARKOUT	MARKOUT	MARKOUT	DIG							
	CALL	MARKOUT	MARKOUT	MARKOUT	DIG	DIG					
		CALL	MARKOUT	MARKOUT			MARKOUT	DIG			
			CALL	MARKOUT			MARKOUT	MARKOUT	DIG		
				CALL			MARKOUT	MARKOUT	MARKOUT	DIG	
					CALL		CALL	MARKOUT	MARKOUT	MARKOUT	DIG
						CALL	CALL	MARKOUT	MARKOUT	MARKOUT	DIG



- Contractor option to dig on Saturday or Sunday
- Holidays and Saturday/Sunday do not count as business days for markout
- Markout requests received on holidays or weekends are considered on the next business day

CALL	Start of the 10-day time frame
DIG	7 business days to start job
	Saturday, Sunday and Holidays

New Jersey State Holidays

- New Year's Day
- Martin Luther King Jr. Day
- Presidents Day
- Good Friday
- Memorial Day
- Juneteenth
- Independence Day
- Labor Day
- Columbus Day
- Election Day
- Veterans Day
- Thanksgiving
- Christmas Day

Excavator Digging Musts

- Call 811 or 800-272-1000 before you dig - it's the LAW!
- Call three business days in advance, but no more than 10 business days, before you dig.
- Start excavation within 10 business days or the markout request is no longer valid.
- Call for a new markout request on the 42<sup>nd</sup> business day.
- Hand dig within two feet of facility markings.
- Protect and preserve utility markings, stakes and flags, until no longer needed.
- Plan excavation to avoid damaging underground facilities.
- At all times throughout the course of excavation or demolition, an excavator shall also provide physical support of all underground facilities on site as per NJAC 14:2-3.3 (b) 1. & 2.
- Excavators that damage or discover any damage to a natural gas, liquid petroleum or hazardous liquid line MUST immediately call 911. Excavator MUST report any damages to the Facility Operator immediately, or if the Facility Operator cannot be reached, contact New Jersey One Call at 800-272-1000.

For more information, visit:  
 New Jersey One Call: [www.nj1-call.org](http://www.nj1-call.org)  
 Common Ground Alliance: [www.commongroundalliance.com](http://www.commongroundalliance.com)  
 New Jersey Board of Public Utilities: [www.bpu.state.nj.us](http://www.bpu.state.nj.us)  
 New Jersey Natural Gas: [www.njng.com/safety](http://www.njng.com/safety)



Know what's below.  
 Call before you dig.

COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES

- ELECTRIC
- GAS-OIL-STEAM
- COMMUNICATION CATV
- WATER
- SEWER
- TEMPORARY SURVEY MARKINGS
- PROPOSED EXCAVATION



800-221-0051

800-GAS-LEAK (427-5325)

NOISE § 155-6

- (2) Commercial or industrial power tools and landscaping and yard maintenance equipment, excluding emergency work, shall not be operated on a residential property or within 250 feet of a residential property line, between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or between the hours of 6:00 p.m. and 9:00 a.m. on weekends or federal holidays, unless such activities can meet the limits set forth in Tables I and II<sup>2</sup>. In addition, commercial or industrial power tools and landscaping and yard maintenance equipment, excluding emergency work, utilized on commercial or industrial property shall meet the limits set forth in Tables I and II between the hours of 10:00 p.m. and 7:00 a.m. All motorized equipment used in these activities shall be operated with a muffler. At all other times, the limits set forth in Tables I and II do not apply to commercial or industrial power tools and landscaping and yard maintenance equipment.
- (3) Construction and demolition activity, excluding emergency work, shall not be performed between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or between the hours of 6:00 p.m. and 9:00 a.m. on weekends and federal holidays unless such activities can meet the limits set forth in Tables I and II. All motorized equipment used in construction and demolition activity shall be operated with a muffler. At all other times, the limits set forth in Tables I and II do not apply to construction and demolition activities.
- (4) Motorized snow blowers, snow throwers, and lawn equipment with attached snowplows shall be operated at all times with a muffler. The limits set forth in Tables I and II do not apply at all times.

NOISE § 155-6

**TABLE I**  
**Maximum Permissible A-Weighted Sound Levels**

No person shall cause, suffer, allow or permit the operation of any source of Sound on any source property listed in § 155-2A above in such a manner as to create a sound level that equals or exceeds the sound levels listed below.

**A. Outdoors:**

Receiving Property Category	Time	Maximum A-Weighted Sound-Level Standard (dB)
Residential property or Residential portion of a multi-use property	7:00 a.m. to 10:00 p.m.	65
	10:00 p.m. to 7:00 a.m.	50
Commercial facility, public service facility, nonresidential portion of a multi-use property or community service facility	24 hours	65

**B. Indoors:**

Receiving Property Category	Time	Maximum A-Weighted Sound-Level Standard (dB)
Residential property or Residential portion of a multi-use property	7:00 a.m. to 10:00 p.m.	55
	10:00 p.m. to 7:00 a.m.	40
Commercial facility* or Nonresidential portion of a multi-use property	24 hours	55

\* In those instances when a commercial facility shares a common wall/ceiling floor with another commercial facility that is producing the sound.