



Borough of Florham Park
111 Ridgedale Ave.
Florham Park, NJ 07932
973-410-5350

TEMPORARY SOFT SIDED & INFLATABLE POOL PERMIT:

Zoning and Construction Permits are required for soft sided and inflatable pools that are capable of holding 24 inches or more of water. These are the types of pools that are installed temporarily for less than 6 months. The pool must have an approved barrier at least 48" high completely surrounding the pool that obstructs access to the pool with a 54" high access gate that swings away from the pool, self-closing and self-locking to prevent access to the pool when not in use or supervised.

Examples are shown below:



REQUIREMENTS:

- **Zoning application** with two copies of **property survey**, indicating location of pool and setbacks to property lines.
- Completed **Construction Permit Application Jacket**.
- Completed **Building Subcode Technical Section**.
- Completed **Electrical Subcode Technical Section**.
The filter must be within 25 feet of an existing GFCI receptacle, if there is not an existing GFCI receptacle, then you must install one. Extension cords are not permitted. Homeowner may do the electrical work only if the property is their primary residence. If a NJ Licensed Electrician is doing the work the Technical Section must be signed and sealed by the Electrician.
- **PLANS REQUIRED:** Plans consist of Pool, Ladder, Pump and Filter Brochures and Barrier details.
- **Backflow Preventer** on outdoor faucets used to fill the pool are required with photo showing proof of installation.
- Once completed applications and plans are submitted to the Construction Office, please allow 20 business days for the permit to be reviewed. The Construction Office will call whoever is listed as the "Principal Contractor" when the permit is ready to be paid for and issued. Permit fees will be calculated during the review process.
- **INSPECTIONS REQUIRED:**
Building: Final Inspection
Electrical: Trench/Bonding Inspection (if running underground Electric)
Final Inspection

ALL POOLS must comply with the barrier requirements of the 2018 ISPSC Code Sections 305.2 through 305.7



BOROUGH OF FLORHAM PARK

111 RIDGEDALE AVENUE, FLORHAM PARK, NEW JERSEY 07932

Engineering: Kayla Kaplan 973-410-5334 Email: Kkaplan@florhamparknj.gov

Engineering Asst: Isaac Raymond 973-410-5473 Email: lraymond@florhamparknj.gov

Construction: Michele Yannotta 973-410-5350 Email: BuildingDepartment@florhamparknj.gov

CONSTRUCTION APPROVAL CONDITIONS

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.

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 (i.e 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

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.



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				Maximum Height, 15 Feet, 1 Story ¹⁰					Front (feet)	Corner Lot Street Side (feet)	Side (feet)	Rear (feet)	
	Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Street Side (feet)	Inside (feet)						Rear (feet)	Area (Sq.Ft/acres)	Width (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%