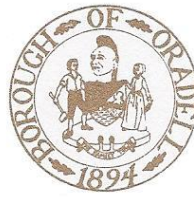


BOROUGH OF ORADELL

355 Kinderkamack Road
ORADELL, NEW JERSEY 07649

(201) 261-8005 Fax (201) 261-4142



STEPHEN A. DEPKEN
CONSTRUCTION OFFICIAL
ZONING OFFICER
PROPERTY MAINTENANCE
OFFICER
ZONING & PLANNING
BOARD ADMINISTRATOR

ZONING REVIEW / PERMIT **APPLICATION and INSTRUCTIONS**

Please follow the directions exactly, or your application will be returned and a reinspection fee will be required, (This will also delay the reviewing process).

Completely fill out, sign, and date the attached form. Include a check payable to the "Borough of Oradell."

FEES:

Residential – single & two family	\$80.	Rereview \$70.
New Commercial Tenants & All other Uses	\$100.	Rereview \$70.
Commercial Site Plan	\$250.	Rereview \$100.

Attach a recent or re certified copy of your survey or plot plan (not more than 5 years old) with the proposed construction drawn and highlighted on the survey. Make sure the scale is accurate (No enlarged or reduced copies).

- All surveys shall be 1:10, 1:20, 1:30 *only*
- Draw in and highlight the construction that you are applying for.
- Label the dimensions of the structure.
- Label the distances from all structures (new and old, to your front, sides and rear property lines).
- Label the square footage of the structure.
- Your survey must reflect what is on your property.
- Be sure your name, address, and correct Block and Lot number are on the survey.
- Depending on the slope of the land and or fresh water encroachment, a topographical map may be required, NJDEP approval will be required if you are within 150 feet of waterways.

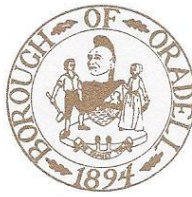
The Zoning determination will be made within 10 days. Your building permit application cannot be accepted or processed until after Zoning has been approved. The Building Department has 20 business days to process a building permit once it is deemed complete and has obtained all prior approvals.

The Zoning Official is available to discuss applications, but cannot calculate percentages for you. To schedule an appointment, please call 201-261-8005 or inspections@oradell.org

For further detailed information, see Borough of Oradell Codes, General legislation, Chapter 240, Article VII.

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LAND USE BOARD ADMINISTRATOR
(201) 261-8005
inspections@oradell.org

APPLICATION FOR ZONING REVIEW / PERMIT

Address: _____ Block: _____ Lot: _____ Zone: _____

Date Submitted _____

Fees:

Residential – single & two family	\$80.	Rereview \$70.
New Commercial Tenants & All other Uses	\$100.	Rereview \$70.
Commercial Site Plan	\$250.	Rereview \$100.

Amount of Application: \$ _____ Cash: _____ (Exact Amount) Check: # _____ Received By: _____

Property Owner: _____

Address: _____

Phone Number: _____ Email: _____

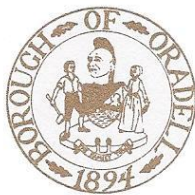
Address of owner (If different from above): _____

Check	Project	Length x Width x Height	Circle Appropriate
	NEW ONE FAMILY DWELLING		
	NEW TWO FAMILY DWELLING		
	CONVERSION		
	ADDITION		
	GARAGE		Attached or Detached
	DECK		New / Replacement / Expansion
	PATIO		New / Replacement / Expansion
	SHED		New / Replacement / Expansion
	RETAINING WALL		New / Replacement / Expansion
	FENCE		New / Replacement / Expansion
	FENCE (Pool)		New / Replacement / Expansion
	DRIVEWAY		New / Replacement / Expansion
	SWIMMING POOL		Above ground or In ground
	HOT TUB etc..		
	OTHER (specify)		

State in detail the request for the application: (Plans must be submitted with the application)

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SITE INFORMATION

All of the following information is needed in order to review your application

1.Type of dwelling: 1 Family ☐ 2 Family ☐ Business ☐ Other ☐ _____

2.Height of existing structure ----- _____

3.Height of proposed structure ----- _____

4.Is this a corner lot? ----- Yes ☐ No ☐

5.How many Borough trees are being affected by this project: _____

6.Has there been any expansion of your home or garage i.e. sheds, decks, pools, patios, retaining wall, etc. without zoning approval and or building permits? ----- Yes ☐ No ☐

7.Number of Bedrooms -----Total prior to proposed construction _____
Total after proposed construction _____

8.Has there ever been a variance granted on this property before Yes ☐ No ☐
(If yes, please explain and attach a copy of the resolution)

9.Are there any deed restrictions or covenants affecting this application? Yes ☐ No ☐
(If yes, attach a copy of the Deed)

10.Does your property require or have flood insurance? Yes ☐ No ☐

11.Is there a stream, river or wetlands located on or near your property? Yes ☐ No ☐

I, being of full age, hereby swear or affirm, that all of the information I have provided in the above application, and the attached survey and/or plans are true and correct to the best of my knowledge. Please be advised any incorrect or falsified information will render this approval void and any approvals based on it.

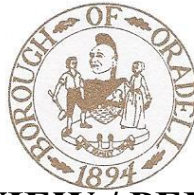
By signing this, you are also giving us permission to visit your property, to view your survey and verify existing conditions

Signature of Applicant

Date

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ZONING REVIEW / PERMIT WORKSHEET

(For property information refer to Borough Codes §240-6.5 Use and Bulk regulation)

<u>Areas information</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
ZONE	X		X
LOT SIZE			X
FRONTAGE			X
DEPTH			X
FRONT YARD SET BACK			
SIDE YARD SET BACK			
TOTAL SIDE YARD SET BACK			
REAR YARD SET BACK	25ft or 25% of lot depth		
HEIGHT OF STRUCTURE			
BUILDING COVERAGE			
LOT COVERAGE			
FLOOR AREA RATIO			
SIZE OF MAIN STRUCTURE			
HEIGHT OF MAIN STRUCTURE	(Max 32 ft)		
SIZE OF GARAGE	(Max 600 sq ft)		
HEIGHT OF GARAGE	(Max 15 ft)		
# OF GARAGES	(Max. 3)		
# OF ACCESSORY STRUCTURES	(Max 2/ only 1 shed)		

PASSED: ☐

FAILED: ☐

Zoning Officer

Date