

TOWNSHIP OF WALL
ZONING PERMIT APPLICATION
NEW HOME CHECKLIST

Have you submitted all of the following? **Your zoning permit will not be approved if any of the following items are incomplete:**

1. Payment of \$500 zoning permit application fee is **due upon submission and is non-refundable**.

☐ 2. **COMPLETE** Application. With **ALL** applicable sections filled out.

☐ 3. Homeowner's Signature on page four (4) of application.

☐ 4. Two (2) copies of a sealed preliminary plot plan showing the following:

- ☐ a. Property lines and dimensions;
- ☐ b. Building dimensions and proposed set back dimensions;
- ☐ c. Existing elevations of the lot and street conditions, spot elevations and contours;
- ☐ d. Proposed grades to include proposed contours and sufficient spot elevations at the building corners, driveway, and yard areas to clearly show impact of new grading;
- ☐ e. First floor, garage floor, and basement/crawlspace floor elevations of building to be constructed, description of house or building style (ranch, bi-level, 2 story), and critical grade that applies;
- ☐ f. A description of the building to be constructed, basement, crawl space or slab construction;
- ☐ g. Existing and proposed utilities (water, sewer, gas, etc.) and ground mounted equipment (A.C. units, generators, etc.)
- ☐ h. Where applicable, sufficient information to show any impact on adjoining properties, if any;
- ☐ i. Certification by a New Jersey licensed professional engineer of the seasonal high-water table elevation at the location of the proposed building.
- ☐ j. Setback dimensions from property lines of all proposed construction.

☐ 5. One (1) full set of construction drawings drawn to scale with all dimensions shown.

☐ 6. One (1) copy of the Freehold Soil Conservation District Certification or Exemption Letter.

☐

IF APPLICABLE:

- ☐ 7. One (1) copy of any required NJDEP permits, approvals, etc.
- ☐ 8. Street opening permit.
- ☐ 9. Well/Septic Certificate of Approval from Freehold Health Department.

*****Additional information may be required upon review.*****

Once your application has been reviewed we will contact the person listed as the applicant on the application via email if there are any problems or questions that arise.

Once the application has been approved, we will contact the person listed as the applicant on the application via email to pay for the Mt. Laurel fee and any other applicable fees.

The zoning permit application fee will be \$500 and will be collected upon submission of the application. The fee is non-refundable.

If a Mount Laurel fee is required, it will be calculated by the Tax Assessor upon receiving the application. The first payment will be required prior to issuance of a Zoning Permit and the second at time of C.O.

Sewer and water connection fees if applicable (see attached).

Owner's Name: _____ **Phone Number:** (____) ____ - _____

Address & Zip Code: _____

E-Mail: _____

Applicant's Name: _____ **Phone Number:** (____) ____ - _____

Address & Zip Code: _____

Applicant is: Owner ____ Contractor ____ Other (describe) _____

E-Mail: _____

Address of Property: _____

Block: _____ **Lot:** _____

Has the above property been the subject of any prior application to the Planning Board / Zoning Board of

Adjustment? Yes: ____ **No:** ____ **If yes, provide date(s):** _____

POST APPLICATION SUBITTALS

1. At least ten days before the date on which a certificate of occupancy is required, the property owner shall submit two copies of a sealed as-built survey together with the fee of \$250 to the Land Use Office. The as-built plan must show an overall plan as well as depict the same data in a tabulation format on the plan. No inspection will be scheduled until the as-built survey has been supplied by the property owner. The as-built plan shall show:
 - a. Property lines and dimensions;
 - b. Existing elevations of the lot and street conditions, as well as contours and critical spot elevations;
 - c. First floor, garage floor, and basement/crawlspace floor elevations, description of house style, and critical grade that applies;
 - d. All building setbacks;
 - e. A description of the building constructed, basement, crawl space or slab construction;
 - f. Where applicable, sufficient information to show any impact on adjoining properties, if any;
 - g. A certificate from the preparer that the same is in substantial conformance with the plan previously submitted for initial review for a zoning permit. If alterations have been made, they should be explained by notes or attachments with explanations of how the changes are different from the original plan, and explain why they have no significant impact upon the approved grading plan or adjoining properties;
 - h. Drywell installation certification by New Jersey Licensed Professional Engineer with raised seal (if applicable).
 - i. Zoning Chart showing setbacks, height, & coverage calculations
2. Land Use Inspection is required prior to C.O. to ensure all building and site work has been completed per plans, including:
 - a. Planting of landscaping and ground stabilization
 - b. All construction material and debris removed from the property
 - c. Façade compliance.
 - d. Street address installed.
3. Second Mt. Laurel Fee payment (if applicable).
4. All as-built copies shall be emailed to ncoyne@wallnj.gov in addition to the hard copies mentioned above.

If there are any questions regarding the submission of this application, please contact the Wall Township Land Use Office at 732.449.8444 ext. 2213.

Applicant/owner hereby certifies that all statements and information provided and made part of this application are true to the best of his knowledge, information and belief. Applicant/owner further stipulates that all relevant municipal ordinances and all conditions, regulations and requirements of the township, its agents, boards and commissions including but not limited to the Wall Township Land Use Office, the Wall Township Planning Board and the Wall Township Board of Adjustment have been met as required.

Applicant’s Signature: _____ Date: _____

Owner’s Signature: _____ Date: _____