

Zoning Application

Borough of Peapack and Gladstone

1 School Street, P.O. Box 218 Peapack, NJ 07977

PLEASE PRESENT \$50.00 (CASH OR CHECK) WHEN SUBMITTING THIS APPLICATION

Cash - \$50.00

Check # _____ Rec'd by _____ Date _____ Permit # _____

Cell: 201-400-9043 – sjnoll@peapackgladstone.org

1. Block _____ Lot _____ Zone District: _____

Property Location: _____

Name of Owner/Applicant: _____

Owner Address if other than property location: _____

Mobile phone: _____ Email: _____

2. Contractor if other than owner: _____

Address: _____

Cell phone: _____ Email: _____

3. Describe the proposed work in detail for the interior and exterior of building and/or land which are the subject of this application: _____

NOTES:

- Sheets # 3 (building and lot coverage worksheet) and Sheet # 4 (floor area ratio (F.A.R.) worksheet) must be completed in their entirety. If the application is for a fence or only interior renovation then sheets # 3 and # 4 do not have to be filled out.
- Architectural plans of interior and survey showing proposed exterior construction are to be emailed to zoning official when making application for a zoning permit: sjnoll@peapackgladstone.org
- If there was prior Land Use Board approval involving this property, please include a copy of the approving resolution with this application: Was there prior Land Use Board Approval granted for this property?

Yes: _____ No: _____

Owner Certification:

I am the *Property Owner* making this application. I hereby certify that I am the owner of record and have authorized the proposed work and agree to conform to all applicable laws and regulations of this jurisdiction.

Signature of Owner

Date

OFFICE USE ONLY

Permit #: _____

Block: _____ ***Lot:*** _____ ***Street:*** _____

Application APPROVED **Date:** _____

Comments: _____

Application DENIED **Date:** _____

Comments: _____

Sarah Jane Noll
snoll@peapackgladstone.org

Zoning Officer

Date

BUILDING & LOT COVERAGE WORKSHEET

Please fill out the worksheet as completely as possible. Include any items being removed in the PROPOSED column so that the total square footage accurately reflects the work being done.

Block: _____ **Lot:** _____ **Zone:** _____ **Lot Size (1 acre = 43,560 square feet):** _____ sq.ft.

ITEM DESCRIPTION	EXISTING AREA (SQUARE FEET)	TOTAL AREA PROPOSED (SQUARE FEET)	REMARKS (DIMENSIONS, COMMENTS)
1. BUILDING FOOTPRINT (house & attached garage)			
2. DETACHED GARAGE			
3. OTHER ROOFED STRUCTURES (i.e. sheds, gazebos, covered porches/decks, etc.)			
4. OTHER ACCESSORY BUILDINGS (please specify)			
5. OTHER ACCESSORY BUILDINGS (please specify)			
6. DRIVEWAY (including stone)			
7. SIDEWALK/PATIO			
8. DECKING (not roofed)			
9. POOL (including surrounding concrete deck)			
10. OTHER (please specify)			
11. OTHER (please specify)			
BUILDING COVERAGE PROPOSED: (ADD ITEMS 1 THROUGH 5)	_____ S.F. _____ % *	_____ S.F. _____ % *	*DIVIDE THE TOTAL SQUARE FOOT AREA BY THE LOT SIZE TO DETERMINE THE % OF COVERAGE.
LOT COVERAGE PROPOSED (ADD ITEMS 1 THROUGH 11)	_____ S.F. _____ % *	_____ S.F. _____ % *	

TOTAL % BUILDING COVERAGE PERMITTED: _____ TOTAL % LOT COVERAGE PERMITTED: _____

OWNER OR PERSON COMPLETING WORKSHEET

DATE

Floor Area Ratio:

Minimum Gross Floor Area:

	<u>1-story bldgs.</u>	<u>Multiple Story bldgs.</u>	<u>Maximum Floor Area Ratio</u>
RE Zone	---	---	0.06
RR-5 Zone	---	---	0.06
RR-3 Zone	---	---	0.06
RR-2 Zone	---	---	0.075
RR-1 Zone	---	---	0.1
R-18 Zone	---	---	0.175
R-11 Zone	---	---	0.2
VN Zone	1,500 sf	1,500 sf	0.185
LI Zone	5,000 sf	5,000 sf	0.125
ORL Zone	5,000 sf	5,000 sf	0.125

See attached schedule for information on other classifications

Total Floor area of dwelling: _____ * Total s.f. of property: _____ *

% Ratio Proposed: _____ * % Ratio Permitted: _____ *

If the ratio permitted is exceeded, a Use Variance will have to be applied for:

Use Variances. In particular cases and for special reasons, grant a variance to allow departure from regulations pursuant to N.J.S.A. 40:55D-62 et seq. to permit (1) a use or principal structure in a district restricted against such use or principal structure, (2) an expansion of a nonconforming use, (3) deviation from a specification or standard pursuant to N.J.S.A. 40:55D-67 pertaining solely to a conditional use, (4) an increase in the permitted **floor area ratio** as defined in N.J.S.A. 40:55D-4, (5) an increase in the permitted density as defined in N.J.S.A. 40:55D-4, except as applied to the required lot **area** for a lot or lots for detached one (1) or two (2) dwelling unit buildings which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision or (6) a height of a principal structure which exceeds by ten (10) feet or ten (10%) percent the maximum height permitted in the district for a principal structure. A variance under this paragraph shall be granted only by affirmative vote of at least five (5) members; however, the Class I and the Class III members shall not participate in the consideration of applications for development which involves relief pursuant to N.J.S.A. 40:55D-70(d).

PERSON COMPLETING WORKSHEET

DATE

***Must be filled out**

1/16/2019

clerkshq.com/content/Attachments/Peapack-nj/sch1.htm

**SCHEDULE I
BOROUGH OF PEAPACK & GLADSTONE
TABLE OF HEIGHT, AREA AND OTHER BULK REQUIREMENTS
(Subsection 23-38.4)**

District	Lot Requirements		Principal Building Minimum Setbacks					Accessory Buildings Minimum Setbacks		Maximum % Building Coverage		Maximum Height		Minimum Gross Floor Area			
	Lot Area	Lot Width	Front Yard	Side Yards		Rear Yard	Side Yard	Rear Yard	Principal Bldg.	Accessory Bldg(s).	Stories	Feet	Maximum % Lot Coverage	1-Story Bldgs.	Multiple Story Bldgs.	Maximum Floor/Area Ratio	
				One	Both												
RE	25 ac	See subsections 23-39.1 and 23-39.10								6%	3%	—	35'	12% ^[4]	—	—	0.06
RR-5	15 ac	See subsection 23-39.1								6%	3%	—	35'	12% ^[4]	—	—	0.06
RR-3	125,000 sf	250'	50'	30'	75'	50'	30'	25'	5%	3%	—	35'	12% ^[4]	—	—	0.06	
RR-2	80,000 sf	200'	50'	30'	60'	50'	30'	25'	5%	2%	—	35'	15% ^[4]	—	—	0.075	
RR-1	45,000 sf	125'	50'	25'	50'	50'	25'	25'	7%	2.5%	—	35'	17.5% ^[4]	—	—	0.1	
R-18	18,000 sf	100'	50'	15'	35'	50'	10'	10'	10%	4%	—	35'	27.5% ^[4]	—	—	0.175	
R-11	11,000 sf	75'	35'	10'	20'	35'	10'	10'	12%	5%	—	35'	35% ^[4]	—	—	0.2	
VN	11,000 sf	75'	35'	10'	20'	35'	10'	10'	15%		—	35' ^[1]	65%	1,500 sf	1,500 sf	0.185	
LI	20 ac	100'	100'	50'	100'	50'	50'	25'	10% ^[2]		3 ^[3]	45'	50% ^[2]	5,000 sf	5,000 sf	0.125 ^[2]	
ORL	40 ac	500'	200'	100'	200'	100'	100'	100'	10% ^[2]		3 ^[3]	45'	50% ^[2]	5,000 sf	5,000 sf	0.125 ^[2]	
Residential ^[5] Health Care Facility (Ord. No. 2017-1047)	80 ac		Minimum Setback New Structures 100' From Property Line 50' From ROW Line 200'						4%			40'	12%			0.045	

(Ord. No. 751 § 27-1.4; Ord. No. 817 § 1; Ord. No. 879 § 3; Ord. No. 1031-2016; Ord. No. 2017-1047)

- [1] Portions of an existing building higher than 35' are exempt from the height limitation, provided that the height of the subject building portions may not be increased.
- [2] The computations for the lot coverage of buildings and for floor/area ration (F.A.R.) shall not include parking decks or multi-level garages.
- [3] "Stories" shall not include parking decks or multi-level garages.
- [4] The calculation of lot coverage shall not include portions of driveways which extend beyond 100 feet from the street line.
- [5] No clearance of a wooded buffer is permitted within 100 feet of an existing property line.