

Zoning/lot development
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 – snoll@peapackgladstone.org
-

1. Block _____ Lot _____ Zone District: _____ Prop. Location: _____

Owner/Applicant: _____

Owner Address - other than property location: _____

Cell phone: _____ Email: _____

2. Contractor: _____

Address: _____

Cell phone: _____ Email: _____

3. Architect preparing plans: _____ Cell: _____

E-mail: _____

4. Engineer preparing plans: _____ ; E-Mail: _____

Address: _____ Cell: _____ Office #: _____

Description of project in detail:

INSTRUCTIONS FOR FILLING OUT FORM:

- Sheets # 2 (building and lot coverage worksheet) and Sheet # 3 (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 # 2 and # 3 do not have to be filled out.
- Application, Architectural plans, Lot Development Plan and Survey showing proposed construction are to be emailed to zoning official when making application for a zoning permit: snoll@peapackgladstone.org. Hard copy must accompany the building permit application with fee.
- 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 _____

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)	PROPOSED (SQUARE FEET)	TOTAL OF EXISTING AND PROPOSED
1. BUILDING FOOTPRINT (house; attached garage; carport; covered porches)			
2. ACCESSORY STRUCTURES (sheds, detached garage, other roofed structures.)			
3. POOL AND SURROUNDING DECK/PATIO AND POOL EQUIPMENT- only calculate patio & equipment for coverage			
4. DRIVEWAY (paved, gravel and/or pavers).			
5. Patios and Decks.			
6. OTHER IMPROVEMENT (please specify)			
BUILDING COVERAGE (ADD ITEMS 1 AND 2)	EXISTING: _____ S.F. _____ %*	PROPOSED: _____ S.F. _____ %*	*s.f. Bldgs. divided by s.f. of lot = % of bld. Coverage
LOT COVERAGE (ADD ITEMS 1 THROUGH 6) With the exception of pool s.f.	_____ S.F. _____ %*	_____ S.F. _____ %*	*s.f. of all coverage on lot divided by the s.f. of the lot = % of lot coverage.

* s.f. of # 2 divided by s.f. of property = % of **accessory bld. Coverage**

* s.f. of existing & proposed 1 thru 6 = % of **lot coverage** for principal and accessory structures

23-40.6 a-3 Accessory structures in all zone districts shall be at least ten (10) feet from any other building on the same lot.

Lot Coverage: Shall mean that part of one (1) lot or more than one (1) lot which is improved or is proposed to be improved with buildings and structures, including but not limited to driveways, parking lots, pedestrian walkways, signs and other man-made improvements on the ground surface which are more impervious than the natural surface.

Building Coverage: Shall mean the ratio of the horizontal area of all principal and accessory buildings measured from the exterior surface of the exterior walls of the ground floor on a lot to the total lot area.

List setbacks of all structures from property lines (as shown on survey):

Front: _____ Side: _____ Side: _____ Rear: _____

See page 4 'Schedule I' for information on coverage; setbacks and floor area ratio the zone that the property is located within.

Floor Area calculation must be provided.

Floor Area Ratio: Shall mean the sum of the area of all floors of buildings or structures compared to the total area of the site in accordance with the definitions of "Floor area, nonresidential" or "floor area, residential" as the case may be.

Floor Area -Residential – Shall mean the sum of the gross horizontal area of the full stories of a principal dwelling on a lot, which areas are surrounded by walls and covered by a roof. The floor area shall be measured from the faces of exterior walls or from the center line of a wall separating two (2) dwellings. The floor area calculation shall exclude attics, cellars, basements and any half-story.

	<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

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 from the Land Use Board of the Borough of Peapack and Gladstone:

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).

 Name of person completing form

 Email of person

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 From Property Line From ROW Line				100' 50' 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.