

Initials _____



ZONING PERMIT APPLICATION

OFFICE USE ONLY

FEE: _____

PAYMENT CODE: B95 _____

BLOCK _____ LOT _____

ZC# _____

COMPLETE APPLICATIONS MUST INCLUDE PLANS IN ACCORDANCE WITH THE CHECKLIST SHEET AND APPLICABLE FEES AT TIME OF SUBMISSION.

PLEASE PRINT: (Applicant will be contacted by **email** after application review is complete)

1. Applicant Name: _____ Tel No. _____

Applicant Email: _____

Applicant Address: _____

2. Property Owner's Name: _____ Tel No. _____

Property Owner's Address: _____

3. Location of Property for which Zoning Permit is desired: Zone _____ BLOCK / LOT _____

Street Address: _____

4. Use of Property: Residential _____ Commercial _____ Office _____ Industrial _____ Other _____

Describe PRESENT use: _____

Describe PROPOSED use: _____

5. DESCRIBE IN DETAIL THE PROPOSED CONSTRUCTION, ALTERATIONS, OR CHANGES AT THIS SITE:

**PROPERTY SURVEYS MUST BE TO SCALE
AND CURRENT - DATED WITHIN THE LAST
TEN (10) YEARS SHOWING ALL EXISTING
SITE IMPROVEMENTS**

Has the property been the subject of a prior Board Application?

Zoning Board _____ Planning Board _____ Date _____

Resolution # _____

Disposition of Application: _____

*****ALL APPLICATIONS MUST BE SIGNED:**

Applicant Signature _____

Print Name (Applicant) _____

Property Owner Signature OR Designated Agent _____

Print Name (Owner / Agent) _____

OFFICE USE ONLY:

Based on the information submitted and the requirements of the Township Zoning Ordinance, Your application for a Zoning Permit

APPROVED _____ **DENIED** _____

Comments on Decision: _____

Zoning Officer

Date

Add-A-Level / Addition / New Single Family Dwelling

- ☐ Zoning Application (description to include number of bedrooms, baths, all rooms, etc.)
- ☐ 3 copies of the property survey (to scale) showing the proposed structure and site improvements to scale with the Zoning Data Table
- ☐ 3 copies of the full architectural drawings with MEPS
- ☐ 3 copies of the Floor Area Ratio sheets, signed and sealed by the professional
- ☐ Application Fee: \$100 Add-A-Level / \$100 Addition / \$500 New Single Family Dwelling (check, money order, credit card accepted)

Fence Application

- ☐ Zoning Application (description to include fence material and height)
- ☐ 3 copies of the property survey (to scale), highlighting the proposed fence location on each
- ☐ \$100 application fee (check, money order, credit card accepted)

Notes: Fences for Corner Lots are subject to front yard setback requirements for privacy fences (Half the distance of the required front yard setback). Fences in front yards must be no taller than 4 feet in height and must be see-through. For more information, please refer to 37-4.3.

A fence inspection will be performed following installation of the fence to ensure conformity.

Accessory Structure Application (including but not limited to Pools, Sheds, Generators, Gazebos)

- ☐ Zoning Application (description to include material, dimensions, and height)
- ☐ 3 copies of the property survey (to scale) showing the proposed location on each (to scale)
- ☐ 3 copies of the specifications/ drawings/ plans
- ☐ \$100 application fee (check, money order, credit card accepted)

Notes: Accessory Structures must not exceed 15' in height and within any residential zone, the aggregate ground area covered by accessory buildings, including the ground area covered by any projections hereinabove permitted, shall not exceed ten (10%) percent of the total lot area or thirty-five (35%) percent of the rear yard area, whichever is the lesser. Within any other zone, the aggregate area covered by any accessory building(s) shall not exceed fifty (50%) percent of the rear yard area. For more information, please refer to 37-4.5

Pool Application

- ☐ Zoning Application (description to include pool type and dimensions)
- ☐ 3 copies of the property survey (to scale), showing proposed pool location on each – must maintain pool waterline setbacks/ pool accessory setbacks
- ☐ 3 copies of the pool specifications/ plans
- ☐ \$100 fee (check, money order, credit card accepted)

Pool Setbacks				
	Pool Waterline		All Pool Accessories	
Zone	Side Yard	Rear Yard	Side Yard	Rear Yard
R-B	6 Feet	6 Feet	3 Feet	3 Feet
R-BB	6 Feet	6 Feet	5 Feet	5 Feet
R-A	15 Feet	20 Feet	10 Feet	10 Feet
R-AA	20 Feet	20 Feet	20 Feet	20 Feet

Note: Any in-ground pool will require Engineering permits/ any pool with proposed patio surrounding)

Pools 37-4.17 shall be located in conformance with the side yard requirements of the principal structure and shall be located no less than twenty (20) feet from the rear lot line in the R-AA and R-A zones. In the R-BB and R-B zones, no pool shall be located less than six (6) feet from any side or rear lot line. **No pools shall be located in the required front yard area. Pool water is not considered under Lot Coverage, however, it is counted toward Accessory Coverage.

Finished Basements

- ☐ Zoning Application (description to include rooms and scope of work)
- ☐ 3 copies of the basement plans
- ☐ IF plumbing for wet bar/ kitchen/ bathroom is proposed, a notarized waiver is required
- ☐ \$100 application fee (check, money order, credit card accepted)

If a Zoning Permit is deemed violated, the property owner will be issued a Notice of Violation and/ or a summons to appear in court and will be charged with any associated fines in addition to removal of the nonconforming structure.

Deck Application

- ☐ Zoning Application (description to include deck material, dimensions, and height)
- ☐ 3 copies of the property survey (to scale) showing the proposed deck location on each (to scale)
- ☐ 3 copies of the deck drawings/ plans (to scale)
- ☐ \$100 application fee (check, money order, credit card accepted)

Decks 37-3.1 Means any extended

horizontal accessory structure [not covered by any type of roof] serving as a floor which covers, partially or fully any portion of the lot area of a particular lot or track, so long as such floor is pervious. A deck which is over two (2) feet above grade shall be subject to the principle building set back requirements of this chapter. *If deck is less than 2 feet (24 inches) in height, use accessory structure setbacks according to zone. *If covered by roof attached to principal structure, use Open Porch definition with Principal Structure Setbacks, and Lot Coverage.

Deck Coverage and Setbacks & Patio Setbacks						
Zone	Maximum Deck Lot Coverage	Rear Yard Setback	Side Yard Setback - Minimum One Side	Side Yard Setback - Combined	Accessory Deck Setback - Rear Yard	Accessory Deck Setback - Side Yard
		If > 2 feet in height			If < 2 feet in height	
R-B/ RA-PRD (Detached)	4%	30 feet	6 Feet	18 Feet	3 Feet	3 Feet
R-BB	3%	30% Lot Depth	10 Feet	25 Feet	5 Feet	5 Feet
R-A	3%	60 Feet	15 Feet	30 Feet	10 Feet	10 Feet
R-AA	2%	75 Feet	20 Feet	50 Feet	20 Feet	20 Feet
R-A PRD (Attached)	80 Square Feet	75 Feet	15 Feet	15 Feet	NOT PERMITTED - MUST BE ATTACHED TO PRINCIPAL STRUCTURE	
R-BB-Th, RB-Th, RA-Th	NOT PERMITTED UNLESS SPECIFIED BY SITE PLAN APPROVAL					

Patio / Driveway Extension Application

- ☐ Zoning Application (description to include material and dimensions)
- ☐ 3 copies of the property survey (to scale), showing proposed patio location on each (patios must maintain accessory structure setbacks and lot coverage)
- ☐ \$100 fee (check, money order, credit card accepted)

Note: Patios and Driveway Extensions will also require Engineering Department Site Improvement Permit (SIP) application following Zoning Approval. If above Development Threshold, Engineering will require a Plot Grading plan.

Commercial Application

- ☐ Zoning Application (description to include scope of work)
- ☐ 3 copies of the property survey/ site plan (to scale) showing proposed site improvements
- ☐ 3 copies of the construction drawings (to scale and must be signed and sealed by licensed professional)
- ☐ Application Fees: \$300 for Tenant Fit-Out, Façade changes, Fence, Accessory Structure; \$500 for Construction Trailers; \$1,000 for Additions; \$2,000 for New Commercial Construction (check, money order, credit card accepted)

Sign Application

- ☐ Zoning Application (description to include number and type of new/ replacement signs)
- ☐ 3 copies of the property survey/ site plan (to scale) showing any proposed sign location (must be signed and sealed by licensed professional)
- ☐ 3 copies of the sign plans to scale (must be signed and sealed by licensed professional)
- ☐ 3 copies of the completed Sign Information sheet
- ☐ \$100 application fee per sign (check, money order, credit card accepted)

***If Applicable:

- ☐ **Adopted Zoning or Planning Board Resolutions** (3 copies) If the property has been heard by the Zoning OR Planning Board for ANY reason
- ☐ **Final Compliance Letters** (3 copies) If the property has been heard by the Planning Board for ANY reason or by the Zoning Board for ANY COMMERCIAL or RESIDENTIAL USE VARIANCE applications, Final Compliance Letters from the Planner and Engineer are required.

ZONING

37 Attachment¹
Township of Edison
Schedule A

Zoning Ordinance of the Township of Edison, Middlesex County, New Jersey

[Amended 10-22-1980 by Ord. No. 41-80; 4-8-1981 by Ord. No. 18-81; 5-27-1981 by Ord. No. 24-81; 6-27-1984 by Ord. No. 167-84; 10-10-1984 by Ord. No. 185-84; 12-13-1989 by Ord. No. 489-89; 2-24-1993 by Ord. No. 686-93; 8-26-98 by Ord. No. O.1088-98; 11-23-98 by Ord. No. O.1113-98; 3-8-2000 by Ord. No. O.1188-2000; 4-26-2000 by Ord. No. O.1193-2000; 10-25-2001 by Ord. No. O.1275-2001; 11-28-2001 by Ord. No. O.1279-2001; by Ord. No. O.1629-2008 §§ 1-4]

Schedule of Area, Yard and Building Requirements¹

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
District	Minimum Lot Requirements ¹		Minimum Required Lot Depth ¹						Maximum Percent of Lot Coverage by all Buildings inclusive of Accessory Buildings	Maximum Height ²		Maximum Percent of Lot Coverage by All Buildings and Pavement	Minimum Gross Floor Area ⁹		See Notes 10 & 11 Maximum Floor Area Ratio	Minimum Lot Depth Requirement
	Area (square feet)	Lot Width (feet)	Front Yard ⁵	Principal Building Minimum One Side Yard	Both Side Yards	Rear Yard	Accessory Building Side Yard	Rear Yard		Stories	Feet		1-Story Buildings (all buildings)	More Than 1- story Buildings		
R-A and (R-A-PND See § 37-11.9)	20,000	100	35	15	30	60	10	10	15	2 1/2	40	30	1,400	1,400	0.25 ^{13,14}	150
R-B8	10,000	85	25	10	25	30% of the lot depth	5	5	20	2 1/2	35	40	1,200	1,200	0.37 ^{13,14}	100
R-B	7,500	75	25	6	18	30	3	3	23	2 1/2	32	40	960	1,200	0.44 ^{13,14}	100
L-R	5 acres	200	50	50	100	50	25	25	20	3	35	50	---	---	0.4	450
L-B	7,500	50	See Note 6	12	25	40	12	40	30	2	30	75	1,500	1,500	0.3	100
G-B	10,000	100	30	15	30	25	15	25	25	2	30	75	1,500	1,500	0.25	100
G-BH	20,000	100	50	15	30	25	14	25	25	2	30	80	1,500	1,500	0.25	125
P-B	5 acres	300	100	50	10	50	50	50	20	3	50	80	10,000	10,000	0.6	400
O-S	20,000	100	35	15	30	60	10	10	25	2	30	65	1,500	1,500	0.25	125
R-I	80,000	200	50	50	100	50	50	50	30	2	30	80	5,000	5,000	0.4	275
R-I-I	80,000	200	75	50	100	50	50	50	30	2	30	70	5,000	5,000	0.4	275
L-I	80,000	150	50	40	80	40	40	50	50	3	45	See Note 7	5,000	5,000	0.5	275
ROL	100,000	200	50	50	100	50	50	50	30 ³	---	---	85 ⁴	5,000	5,000	1.0	350
E-I	40,000	150	100	75	150	75	75	75	15	3	65	75	5,000	5,000	0.35	200
T-C	80,000	300	100	50	100	50	50	50	25	5	100	65	5,000	5,000	0.35	275
U-R ⁸	See § 37-42.1															
G-C	100 acres	300	35	15	30	60	15	60	5	2 1/2	35	75	1,500	1,500	0.05	500
R-A-Ih, R-B-Ih, and R-B-Ih ¹⁴	See § 37-14															
O-S-1	7,500	60	25 ³	6	18	25	5	5	25	2	30	65	1,000	1,000	0.3	100
O-S-2	7,500	75	25 ³	6	18	25	5	5	25	2	30	65	1,000	1,000	0.3	100
AHOZ ¹²	10 acres	200	50 ³	50	50	100	50	25	25	3	35	50	---	---	0.3	100
AAR	2,500	25	5	See Note 14	---	25	10	10	70	2 1/2	35	95	2,500	2,500 (per story)	N/A	----

NOTES:

- Permitted modifications may be allowed in districts. See permitted modifications section of each district. Further, no side or rear yard shall be required in any commercial or industrial zone adjacent to a railroad right-of-way.
 - The height limit is the number of stories or number of feet, whichever is the lesser.
 - Maximum percent shall be forty-five (45%) percent if buildings include parking decks and/or garages.
 - Maximum percent shall be eighty (80%) percent if buildings include parking decks and/or garages.
 - Front yard setbacks: The required front yard setback for any new single-family or two-family dwelling shall be equal to the average front yard setback of the existing homes located upon adjacent lots, when such homes have an existing front yard depth greater than specified in the schedule.
 - The minimum front yard shall be fifteen (15) feet or the height of the principal building up to twenty-five (25) feet, whichever is greater.
 - Eighty (80%) percent for lots not located in an approved industrial park; for lots located in an approved industrial park, eighty-five (85%) percent.
 - The minimum standards as set forth in Residence B designation are applicable to construction in the UR-61-11 district.
 - Floor area shall be calculated as defined in this chapter and the New Jersey Uniform Construction Code.
 - F.A.R. (Column 16) shall not apply to industrial parks, as defined in this chapter, and further regulated under Section 37-33.4a.
 - When the construction of a single-family detached dwelling is proposed in the O-S zone, floor area ratio shall not apply.
 - a. Maximum building length: 160 feet;
b. Minimum space between buildings: 25 feet;
c. Minimum width of any townhouse unit: 16 feet;
- d. Minimum floor area per townhouse unit: 750 feet;
e. Townhouse buildings shall have a minimum of two (2) and a maximum of eight (8) units;
f. Maximum of sixteen (16) families per multifamily or apartment building;
g. Maximum density: apartment or multifamily unit twelve (12) units/acre; townhouse unit ten (10) units/acre
13. The same maximum residential floor area ratios set forth above shall apply with equal force to all lots which are nonconforming in terms of lot area as to the applicable zone district requirements. For instance, a lot which has an area of six thousand (6,000) square feet in the R-B zone district shall be subject to the .44 residential floor area ratio, resulting in a maximum dwelling size (exclusive of basement and attic, but inclusive of a garage) of two thousand six hundred forty (2,640) square feet.
14. All plans submitted to the Zoning Officer for a Zoning Permit for a single-family dwelling in the R-AA, R-A and R-A (PND), R-B8 and R8 zone districts pursuant to subsection 37-67.3 of this Code shall include a table identifying the floor area for the first floor, second floor, attic and garage of said proposed dwelling and the overall floor area ratio. Below the table, the following certification shall appear and be signed by a New Jersey licensed engineer or architect:
- CERTIFICATION**
The undersigned certifies that the floor areas set forth above and the overall floor area ratio have been verified by me as accurate. I recognize that the Zoning Officer is relying upon the accuracy of said information as part of the Zoning Permit Process.
- (signature) _____
License # _____
Date: _____