

POOL FEE:

Inground \$175.00
Above ground \$75.00

DATE PAID _____

CHECK # _____ CASH: R _____

BOROUGH OF TINTON FALLS
556 TINTON AVE
TINTON FALLS NJ 07724
(732)542-3400 EXT. 228
FAX (732)578-9003

PERMIT NO. _____

DATE ISSUED _____

POOL ZONING PERMIT

****APPLICATION SHALL ONLY BE SUBMITTED BY OWNER OF PROPERTY****

_____ Proposed Construction _____ Final Construction Approval

OWNER: _____ WORKSITE: _____

ADDRESS: _____ BLOCK: _____ LOT: _____

_____ ZONE: _____

TELEPHONE NO. _____

DESCRIBE WORK, PROPOSED IMPROVEMENTS & USES FOR WHICH APPLICATION IS BEING MADE:

FILL IN BLANKS WHICH APPLY; WRITE N/A WHERE IT DOES NOT APPLY:

Board of Adj. App.# & Approval Date: _____ Planning Board App.# & Approval Date: _____ Fence: _____
Patio: _____ Shed: _____ Deck: _____ Other (describe): _____

I understand that in signing this application that my affirmation as to contents and attachments of such, is true, and any work done contrary is in violation and subject to the permit being revoked. I hereby attest that no further improvements beyond what is shown on attached survey (i.e. additional cement, pavers, stone, etc.) shall be made without an approved amendment to my zoning permit.

APPLICANT'S SIGNATURE _____

I understand that it is my responsibility to call for final zoning inspections _____
(initial)

I hereby certify that the attached survey is a true and exact representation of my property with all existing and proposed improvements drawn to scale and with building setbacks (See attached information) _____
(initial)

ZONING OFFICER :

DATE DENIED: _____ REASON FOR DENIAL: _____

_____ DATE APPROVED: _____ SIGNATURE: _____

BOROUGH ENGINEER:

DATE DENIED: _____ REASON FOR DENIAL: _____

_____ DATE APPROVED: _____ SIGNATURE: _____

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**INFORMATION NECESSARY TO PROCESS
ZONING PERMIT APPLICATION FOR POOLS**

****APPLICATION SHALL ONLY BE SUBMITTED BY OWNER OF
PROPERTY****

Our office has found that many zoning applications for pools, above ground and inground, have been delayed due to lack of necessary information. In an attempt to expedite the process, you will find listed below necessary information needed to review the applications:

1. A survey and grading plan is required (existing and proposed contours) with **Existing and Proposed Lot & Building Coverage, calculated by a licensed engineer, with detailed calculations shown on survey/plot plan.**
 - Please indicate name of individual preparing grading
 - **Above ground pools** - In lieu of contours, you must show no change in elevation within 3' of any property line, and no change to the direction of overland drainage. (Above ground pools only)
 - Re-grading in any easement is **prohibited**.
 - You must show any inlets or manholes in the utility easement on the subject property or on adjacent property.

2. A survey of the property must be submitted showing all existing and proposed improvements drawn to scale with setbacks from property lines:
 - a. Walkways
 - b. Patios, concrete, pavers, stone, gravel or any other type of improvement
 - c. Sheds
 - d. Filters
 - e. Outdoor kitchens
 - f. Fences

3. Any **existing improvements** must be shown on the survey (to scale). If existing improvements are to be removed or re-located, that must also be shown on the survey

If you have any questions, you may contact our office at 542-3400, ext. 228.

2. Decks and Patios.

- a. Any decks or patios above grade shall meet the required yard setbacks for principal buildings.
- b. Decks and patios shall be permitted in the side and rear yard area only.
- c. Second story decks shall be permitted if accessed from the building interior only. No second floor decks shall be permitted on accessory buildings.
- d. Any decks and patios at grade shall be located no closer than ten (10) feet to any property line.
- e. All decks, patios and walkways, no matter the material used in construction, shall be included in the calculation of total lot coverage.
- f. The elevation of the second floor deck shall be no higher than the finished second floor elevation.

3. Swimming Pools/Hot Tubs/Spas.

- a. Only one (1) pool and one (1) hot tub/spa shall be permitted per single-family residence. No private residential pool/hot tub/spa shall be installed on any lot without a residence.
- b. The water edge of the pool and hot tub/spa shall be a minimum of fifteen (15) feet from the side and rear lot lines.
- c. The water surface of any swimming pool, hot tub or spa shall not be included in the calculation of lot coverage.
- d. Fencing in the front yard shall not be located closer than the front building line or twenty (20) feet from the front property line, whichever is greater. Safety fencing height shall be four (4) feet.
- e. All private swimming pools/hot tubs/spas shall only be located in a rear yard.
- f. On any corner lot or through lot, no part of any private swimming pool shall be constructed within the front yard area required to be provided on any street.
- g. Artificial lights used or maintained in connection with a private swimming pool shall be so located and shielded that the illumination there from is not directed upon any adjacent property.
- h. No private swimming pool shall be used other than as an accessory use of the premises whereon it is located.
- i. Any buildings or structures erected in conjunction with a swimming pool shall comply with the provisions of accessory structures.
- j. Any noise generating equipment shall be located so as to minimize the impact upon adjacent properties

5. Fences and Walls.

- a. All fences, walls or similar structures shall be considered accessory structures. No fences or walls shall be erected without a principal use.

- b. All fences and walls shall conform to any and all design standards as set forth in Section 40-26J of this Chapter.
- c. Fences and walls shall not be located in any required sight triangle or in a public right-of-way
- d. All fences and walls shall be designed and constructed so as not to block the flow of surface water and to permit adequate drainage.
- e. Fences and walls topped with barbed wire, razor wire, broken glass, or similar materials, or that are electrically charged, are prohibited except barbed wire and electrically charged fence may be used on farm qualified properties.
- f. Fences and walls shall not contain signage or other displays unless otherwise permitted herein.
- g. Wire mesh (except when used on farm qualified properties)), canvas, cloth, and other similar materials are prohibited as either a fence or wall, or as an attachment to a fence or wall.
- h. Free-standing walls shall be constructed of brick or decorative stone only. Retaining walls required to implement grading plans approved by the Borough/Board Engineer may be constructed of treated lumber, or synthetic, or masonry products meeting nationally recognized engineering standards for retaining wall purposes.
- i. All fences and walls shall be constructed for permanency. No temporary fences or walls are permitted except for construction fences or walls (such as when used as a soil erosion control method), but only with the prior approval of the Board. Snow fences are also permitted as a temporary fence with the approval of the Borough Engineer for the safety of, and to promote the general welfare of, the residents of the Borough.
- j. Fences in the front yard shall not exceed four (4) feet in height (except on farm qualified properties), shall be set back at least ten (10) feet from the edge of property line.
- k. Walls in the front yard shall not exceed two (2) feet in height and shall be set back at least ten (10) feet from the edge of property line.
- l. Fences in the front yard shall be limited to split rail, picket, or decorative metal with an open area of at least fifty (50%) percent.
- m. Chain link fences are not allowed in the front yard except that in neighborhoods where the prevailing lot widths are forty (40) feet, but no greater than eighty (80) feet, a chain link fence is allowed in the front yard on those lots where the lot width is no greater than eighty (80) feet. Slats are not allowed in front yard fences.
- n. Fences and walls along side or rear lot lines shall not exceed six (6) feet in height (except on farm qualified properties).

SCHEDULE B - District Bulk Regulations - Residential Uses

District	Minimum Lot Requirements			Minimum Yard Requirements					Maximum Building Height		Maximum Floor Area Ratio (FAR)	Maximum Density - Dwelling Units Per Acre	
	Lot Area (sq. ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side Each (ft.)	Side Both (ft.)	Rear (ft.)	Lot Coverage (%)	Bldg.	Height In Stories			Height In Feet
RA RESIDENTIAL AGRICULTURAL													
Detached single-family Residential	80,000	150	150	45	25	-	40	15	5	2.5	30	-	0.5
R-1 SINGLE-FAMILY RESIDENTIAL													
Detached single-family residential (standard subdivision)	60,000 (w/septic) & 40,000 (sewer & water service required)	150	150	45	25	-	40	15	7	2.5	30	-	1
Detached single-family residential (lot size averaging/cluster)	60,000 (w/septic) & 30,000 (sewer & water service required)	120	150	45	25	-	40	18/22	8	2.5	30	-	1.2
R-2 SINGLE-FAMILY RESIDENTIAL													
Detached single-family residential (standard subdivision)	60,000 (w/septic) & 30,000 (sewer & water service required)	120	150	45	25	-	40	18	8	2.5	30	-	1.2
Detached single-family residential (lot size averaging/cluster) - Permitted only when both sanitary sewer and a central source of potable water are provided	20,000 (sewer & water service required)	100	150	45	20	-	40	22/26	10	2.5	30	-	1.5

District	Minimum Lot Requirements			Minimum Yard Requirements						Maximum Building Height		Maximum Floor Area Ratio (FAR)	Maximum Density - Dwelling Units Per Acre	
	Lot Area (sq. ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Both (ft.)	Rear (ft.)	Maximum Coverage (%)	Height In Stories	Height In Feet				
R-3 RESIDENTIAL														
Detached single-family dwellings	11,500 ^{1/2}	90	125	45 ⁺	10	35	25	25 ⁺	16 ⁺	2.5	30	-	3.2	
R-4 RESIDENTIAL														
Detached single-family dwellings	8,000 ^{1/2}	75	100	45 ⁺	10	35	25	30 ⁺	16 ⁺	2.5	30	-	4.8	
AR AGE RESTRICTED HOUSING														
Detached Single-Family Residential	8,000 ^{1/2}	75	100	45	-	35	25	25	16	2.5	30	-	2.5	
CCRC/AH CONTINUING CARE RETIREMENT COMMUNITY WITH AFFORDABLE HOUSING														
	Note: See Section 40-36E for additional requirements													
CCRC														
100 acres (entire Tract) 25 acres (each phase)	-	-	-	-	-	-	-	50	-	-	7	85	.60	-
AH AFFORDABLE HOUSING (INCLUDING AGE RESTRICTED)														
10 acres	250	250	15	15	30	15	70	-	-	4	50	-	8.5	
R-3-1 RESIDENTIAL INCLUSIONARY														
30 acres	-	-	-	50	50	-	50	70	35	3	45	-	8.5	
Individual buildings	-	-	-	25	-	30	30	-	-	3	45	-	-	

Note: Subject to COAH Mediation and Tinton Falls Third Round Affordable Housing and Fair Share Plan