

~Zoning & Municipal Land Use~

Spring/Summer, 2020

Accessory Improvement Project's

~ Fast Fact Guidelines ~

Good Day Fanwoodians,

The dormant days of winter have passed and today is the day spring into exterior home improvement projects.

During the past several weeks the Zoning and Land Use office has received several inquiries considering outside-of-doors accessory improvements.

Kindly note that detail specific to your goal is readily available on the Borough web page: Article 184 is known as Municipal Land Use.

Please contact the office 908.322.5244 (ext. 132)/email Zoning@fanwoodnj.org.

Provided below is a single page "*Fast Facts*" reference to assist you in the initial the review/interpretation process.

Note: As the plans develop additional land use detail shall be provided by the Borough officials and specific to your parcel and improvement goal.

- **PRIOR TO START OF CONSTRUCTION**
- All home improvement projects are subject to review/ interpretation /permitting/fees, not limited to Zoning, Construction, Engineering, Assessment and, Administration.
- An ***as built parcel survey*** is the key initial document to begin the interpretation process.
- Please provide a copy of your proposed plan illustrated to scale and location on a copy of your parcel survey.
- Fees and Permitting is driven by the scope of the project, Municipal Land Use Ordinance and the State of New Jersey Uniform Construction Code.

Accessory Sheds (Including replacement):

1. A residential storage shed is limited to 1 shed not to exceed 100 sqft
Sheds are permitted in the rear yard only and shall offer a minimum of a 3 foot setback from the rear and 3 foot side property lines. Note: Corner parcels consider 2 front yards fronting streets.
2. Maximum Impervious Surface Coverage (all improvements) shall not exceed 35% of the lot area.
3. Sheds are subject to a Zoning Review/ Municipal Land Use Interpretation.
4. Shed Permit Application is available on line.
5. Shed Permit fee is \$50.00 – Check Payable to “The Borough of Fanwood”.
6. Please accompany an accessory brochure page which depicts the proposed improvement.

Accessory Fencing (Including replacement):

1. Residential fencing is limited to a maximum of 6 feet in height on side yards and rear yards. Fences are limited to a maximum of 4 feet in height in all front yards. Note: Corner parcels consider 2 front yards fronting streets.
2. Front yard fencing requires a vegetative buffer in between the street and the new fence line.
3. The “good side” of the fence must face the neighboring parcels.
Example: a stockade style fence may be installed with posts on the inside of the subject parcel.
4. Fences are subject to a Zoning Review/ Municipal Land Use Interpretation.
5. Fence Permit Application is available on line or via email.
6. Fence Permit fee is \$35.00 – Check Payable to “The Borough of Fanwood”
7. Note: If the fence is coupled with an accessory swimming pool a separate Construction review and permit process may be required.
8. Please accompany an accessory brochure page which depicts the proposed improvement and the copy of the quote from the fence installer.

Accessory Patio (Including replacement):

1. Patio improvements are subject to a Zoning Review/ Municipal Land Use Interpretation.
Patios are permitted in the rear yard only and must respect the established minimum side yard setbacks (TBD, driven by lot width) and a minimum of 25 feet rear yard setback. Note: Corner parcels consider 2 front yards fronting streets.
2. Maximum Impervious Surface Coverage (all improvements) shall not exceed 35% of the lot area.

3. Patio improvements are considered impervious surfaces; a storm water management plan is required and shall account for the new impervious surface conditions. All storm water management plans are subject to the approval of the Borough Engineer.
4. Patio Permit Application is available on line or via email.
5. Patio Permit fee is \$50.00 – Check Payable to “The Borough of Fanwood”.
6. Please accompany an accessory brochure page which depicts the proposed improvement.

Accessory Swimming Pools: (in ground/above ground/hot tubs)

1. Pool improvements are subject to a Zoning Review/ Municipal Land Use Interpretation.
2. Pools are permitted in the rear yard only and must respect the established minimum side yard setbacks 15 feet from each side and a minimum of 15 feet rear yard setback.
3. Maximum Impervious Surface Coverage (all improvements) shall not exceed 35% of the lot area.
4. Pool improvements are considered impervious surfaces; a storm water management plan is required and shall account for the new impervious surface conditions. All storm water management plans are subject to the approval of the Borough Engineer.
5. Pool installations (in ground and/or above ground pool/hot tubs) are subject to all review/ comment/requirements/fees/permitting of the Construction Department in respect to the Uniform Construction Code.
6. Fencing (pools) is subject to 2 separate reviews/fees via Zoning and Construction.
7. Pool Permit Review fee is \$50.00 – Check Payable to “The Borough of Fanwood”
8. Please accompany an accessory brochure page which depicts the proposed improvement and the details specific to the proposed improvement.

Access Residential Driveways (Including replacement):

1. Driveway improvements are subject to a Zoning Review/ Municipal Land Use Interpretation.
2. Driveways are permitted in the front yard only and must respect the established minimum side yard setbacks of 3 feet from side parcel line.
3. Maximum Impervious Surface Coverage (all improvements) shall not exceed 35% of the lot area.
4. Driveway improvements are considered impervious surfaces; a storm water management plan is required and shall account for the new impervious surface conditions. All storm water management plans are subject to the approval of the Borough Engineer.
5. Driveway Permit Application is available on line or via email.

6. Driveway Permit fee is \$25.00 for an in-kind replacement and \$50.00 for all proposed driveway expansions – Check Payable to “The Borough of Fanwood”
7. Please accompany a quote from the installer which depicts the proposed improvement.

Ray Sullivan, Borough Zoning and Municipal Land Use Official

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