

Borough of Interlaken
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Interlaken, NJ 07712
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www.interlakenboro.com



Michael J. Nohilly, Mayor
John Rush Butler, Council President
Mindy Horowitz, Councilwoman
Brendan Watson, Councilman
Margaret Maloney, Councilwoman
Arthur Fama, Councilman
Michael Delia, Councilman

Lori Reibrich, CMR
Borough Administrator/
Borough Clerk

"Committed To Our Community"

Dear Homeowner/Agent:

To expedite the processing of your zoning permit application, please answer all questions and provide as much detailed information as possible. Measurements should be clearly marked on the survey.

Two (2) copies of the required survey and any supporting materials must be submitted.

Attached, please find a schedule listing that includes the requirements for setbacks and other zoning regulations, as well as the zoning map of the Borough of Interlaken.

If I require any additional information, I will contact you by email. Please be sure one is provided on the application.

Thank you for your anticipated cooperation in this matter.

Sincerely,

Frank DiRoma
Zoning and Code Enforcement Officer
Borough of Interlaken

Visit our website for official information: www.interlakenboro.com

ZONING PERMIT

The undersigned applicant hereby applies for a Zoning Permit for the following to be issued on the basis of the representations contained herein, all of which applicant swears to be true:

PROPERTY: _____ BLOCK _____ LOT(S) _____

NAME: _____

MAILING ADDRESS: _____

EMAIL: _____ PHONE: _____

PROPOSED USE:

_____ Fence _____ Detached Garage _____ Shed _____ Deck
_____ Driveway _____ Patio _____ Pool*** (Please see attached requirements)
_____ Other: Specify _____

LOCATION OF STRUCTURE:

Setback from right of way _____ feet (and _____ feet for corner lot)

Side yard clearance _____ feet (and _____ feet for corner lot)

Rear yard clearance _____ feet

DESCRIPTION OF STRUCTURE:

Height _____ feet to highest point

Length _____ feet Width _____ feet

Type of Fence: _____ (post & rail, chain link, etc.)

TWO (2) COPIES OF RECENT SURVEY INDICATING LOCATION OF ALL STRUCTURES CURRENTLY ON PROPERTY AND PROPOSED LOCATION OF ANY NEW CONSTRUCTION AND/OR ACCESSORY BUILDINGS MUST ACCOMPANY THIS APPLICATION

FEE:	<u>\$25.00</u>
RECEIVED:	_____
<input type="checkbox"/> CHECK # _____	<input type="checkbox"/> CASH

SIGNATURE OF APPLICANT

DATE

Based on the above application and the statements which are made part thereof, the proposed usage is/is not found to be in accordance with the Zoning Ordinance of the Borough of Interlaken and is hereby approved /disapproved.

DATE

BOROUGH OF INTERLAKEN ZONING OFFICER

COMMENTS/EXPLANATION: _____

AS-BUILT SURVEY REQUIRED YES NO

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

R-A Single Family Residential Zone

A. Single Family Dwellings.

- (1) Minimum lot area – 15,000 square feet
- (2) Minimum lot width – 75 feet
- (3) Minimum lot depth – 150 feet
- (4) Minimum front setback – 50 feet except that no building shall be nearer to the street than the average alignment of existing buildings within two hundred (200) feet of each side of the lot and within the same block.
- (5) Minimum side yard- 15 feet
- (6) Minimum rear yard – 30 feet
- (7) Maximum height – 35 feet
- (8) Maximum number of stories – 2 1/2
- (9) Minimum usable floor area of principal dwelling – 2,000 square feet (1,200 square feet on one floor).

B. Accessory uses.

- (1) Shall be at least 5 feet from the rear and side property lines
- (2) Shall not exceed 1 story or 15 feet in height

C. Lot Coverage

- (1) Maximum building area coverage – 25 percent of lot area
- (2) Maximum impervious surface area – 45 percent of lot area
(Ord. No. 2007-3 § 1)

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

R-B Single Family Residential Zone

A. Single Family Dwellings.

- (1) Minimum lot area – 12,000 square feet
- (2) Minimum lot width – 75 feet
- (3) Minimum lot depth – 100 feet
- (4) Minimum front setback – 35 feet
- (5) Minimum side yard- 8 feet
- (6) Minimum rear yard – 20 feet
- (7) Maximum height – 35 feet
- (8) Maximum number of stories – 2 ½
- (9) Minimum usable floor area of principal dwelling – 2,000 square feet
(1,200 feet on one floor)

B. Accessory uses.

- (1) Shall be at least 5 feet from the rear and side of property line
- (2) Shall not exceed 1 story or 15 feet in height

C. Lot Coverage

- (1) Maximum building area coverage – 25 percent of lot area
- (2) Maximum impervious surface area – 45 percent of lot area
(Ord. No. 2007-3 § 1)

GENERAL INFORMATION

ZONING REQUIREMENTS FOR FENCES

Fences in residential type zone (R-A, R-B) may be erected, altered or reconstructed to a height not exceeding five (5) feet above ground level when located to the rear of the front building line. Fences in no event shall be erected, permitted or otherwise located in front of the building line or in the front yard, except for corner lots, in which case fences located in front yards facing the architectural side of the building, fences shall be setback a minimum of 15' from the street right-of way line. Such fences located within a front yard shall be on higher than 4' and shall be landscaped along the outside in a manner which softens their appearance.

All fences must be erected entirely within the property lines. No fence shall be erected within any public right-of-way.

A fence shall be at least fifty (50%) percent open between grade level and top cross member, when observed in a position perpendicular to the fence line.

All fences shall be maintained in a safe, sound and upright condition.

No fence shall be erected which is imbedded with or made of pieces of glass, sharpened metal or sharp or otherwise hazardous material nor shall any fence be erected which is intended to injure persons or animals.

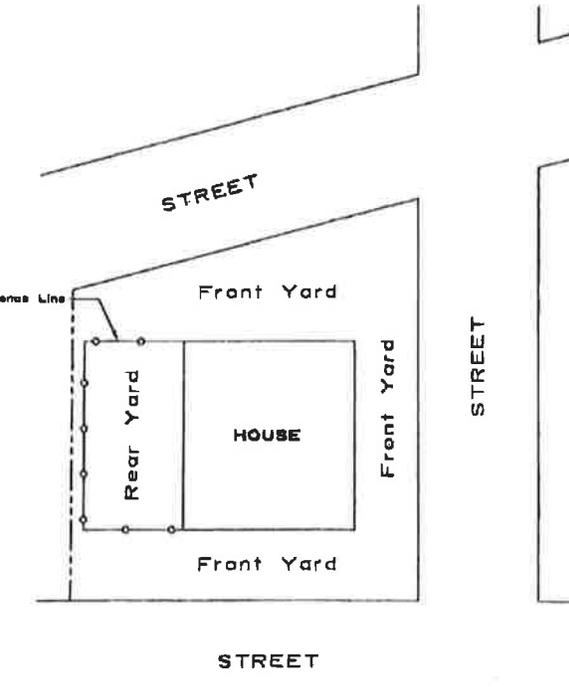
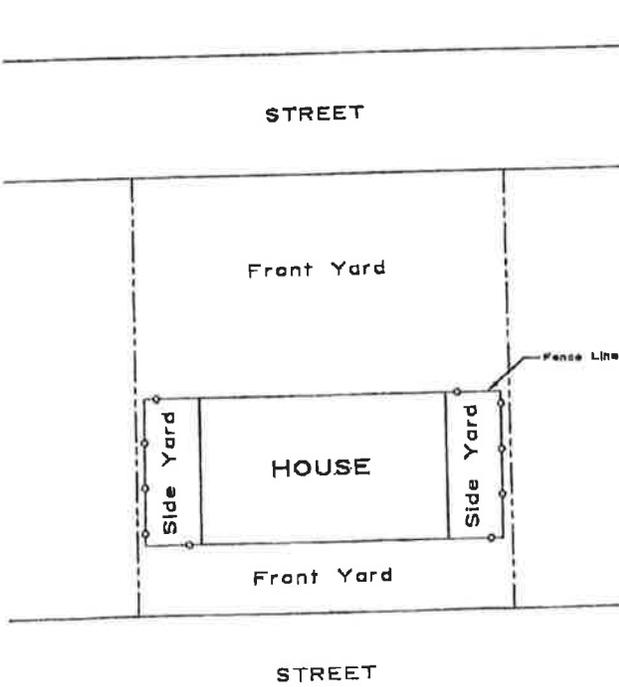
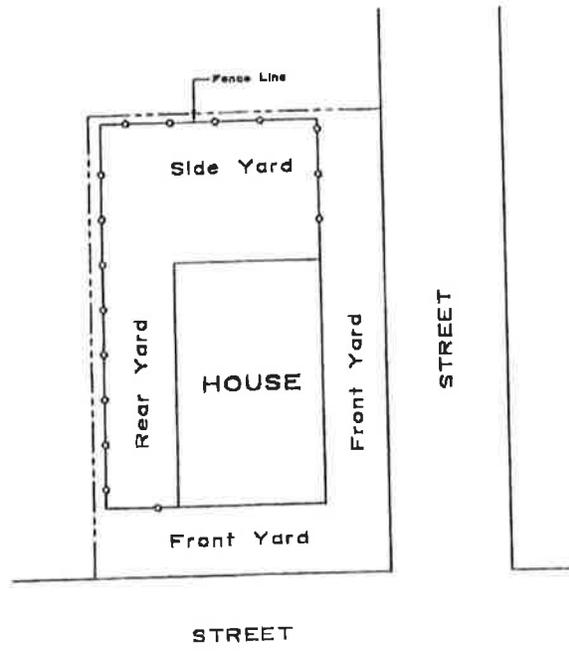
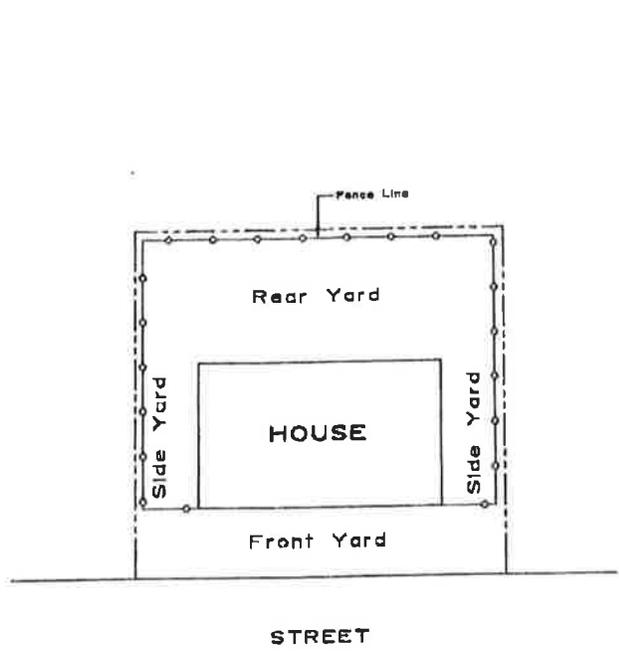
Nothing in this section shall be construed to restrict the construction of a retaining wall or other means utilized to enable one to retain earth or dirt at the level which it existed at the time of the passage of this chapter.

All fences shall be installed with the finished side facing outward for the owner's property and the post-side fencing inside toward the owner's property.

Further, fences shall comply with any standards as may be required by the Planning Board or other reviewing board pursuant to the General Ordinances of the Borough when an application is before such board.

ZONING REQUIREMENTS FOR SHEDS

A shed may not exceed one hundred twenty (120) square feet and shall only be permitted in/at rear or side of property line.



ZONING REQUIREMENTS FOR POOLS

13-2 CONSTRUCTION PERMIT.

13-2.1 Required.

No swimming pool shall be constructed within the Borough of Interlaken unless the owner, or the person in possession of the lands on which the swimming pool is to be constructed shall first obtain from the Construction Official, prior to the commencement of construction, a construction permit therefor. (Ord. No. 94 § 1)

13-2.2 Application for Zoning Permit; Fee; Content.

See Chapter X, Building and Construction, for fees for a construction permit.

- a. **The application for approval shall be submitted in writing to the Zoning Official together with a plan or sketch and a verified statement as to the cost of the construction of the pool. Zoning application fee shall be twenty-five (\$25.00) dollars.**
- b. **Escrow fee shall be two-hundred and fifty dollars (\$250.00) for engineering review for ordinance compliance.**
- c. A permit is required for all private swimming pools. The application for such permit shall be accompanied by plans and specifications prepared by a duly licensed engineer in the State of New Jersey, together with the required fee. The following is required for the issuance of a permit or variance:
 1. Applicant must submit a grading and drainage plan prepared, signed and sealed by a Professional Engineer, licensed in the State of New Jersey.
 2. Proposed grading must ensure surface runoff will have no impact on adjacent properties.
 3. Lighting and illumination plan must be submitted. All illumination used in connection with any pool shall be directed and shielded so as to avoid annoyance or nuisance to the occupants of adjacent and neighboring properties and shall be subject to the approval of the Zoning Officer and/or the Planning Board.
 4. Fountains, waterfalls or jet propulsion systems, other than as needed for filtering, are not permitted.
 5.
 - (a) A full depth soil boring, soil log, soil analysis and groundwater analysis, including establishment of depth to the seasonal high groundwater table shall be provided with any residential swimming pool permit application.
 - (b) Bottom elevation of pool structure shall not be less than two (2) feet above the seasonal high groundwater elevation.
 - (c) A Request for Authorization must be made to the NJDEP for any construction dewatering. A copy of such request shall be copied to the Borough of Interlaken and presented with the request for permit.

13-2.3 Issuance by Construction Official.

The Construction Official, upon receipt of a proper application, and after examination thereof and inspection of the proposed location, if satisfied that all requirements under this section will be satisfactorily met, shall issue a construction permit for such pool. (Ord. No. 94 § 2)

13-3 CONSTRUCTION AND MAINTENANCE STANDARDS.

13-3.1 Location.

All swimming pools shall be located in the rear yard area of the property.

13-3.2 Square Footage.

Pools shall occupy no more than eight hundred (800) square feet as measured along the surface of the water.

13-3.3 Bottom Elevation.

Bottom elevation of the pool structure shall not be less than two (2) feet above the seasonal high groundwater elevation.

13-3.4 Relation to Building Line.

No portion of a swimming pool shall be closer than ten (10) feet to a property's building line or any structure located on the premises.

13-3.5 Lighting.

Swimming pools may be constructed with underwater lighting systems or exterior lights or both, provided that all exterior lights are located so that the light is directed or shaded in such a manner that no direct rays of light there from fall more than three (3) feet upon any adjacent lots, and such light is neither directed nor reflected in such way as to cause a nuisance or annoyance to neighboring properties. All swimming pool lighting shall be in conformance with State Electrical Codes.

13-3.6 Fencing.

A good quality fence, which is no less than fifty (50%) percent open, shall enclose such pool. The fence shall be in compliance with the Swimming Pool Code of New Jersey, including being equipped with a gate or gates of the same height as the fence and equipped with a self-locking device.

Swimming pools shall be completely surrounded by protective fencing with a minimum of four (4) feet in height, but no more than six (6) feet in height, which fencing shall include self-closing and self-latching gates. Such fences shall be suitably landscaped to minimize the visual impact on adjacent residential uses.

No pool fence shall remain open, unlocked or unlatched, except when said pool is in use.

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13-3.7 Sound.

No sound amplifying systems shall be permitted in connection with a swimming pool.

13-3.8 Discharge System.

No swimming pool shall be drained into or cause to be overflowed into the municipal sanitary sewer system or into the public streets of the municipality. No pool's filter system shall be connected in any manner with the municipal sanitary sewer system.

13-3.9 Drainage.

Swimming pools shall be constructed with an adequate system for surface disposal by absorption upon the property of the owner, without drainage onto any adjoining property. No such system shall be permitted to allow drainage to pump back into the ground by a system through lines other than the source of supply, or connected with the storm sewer system, if an underground system must be constructed on site to control runoff.

13-3.10 Accessory Use; Setbacks.

No swimming pool shall be constructed except as an accessory use to a dwelling on the same lot. The vertical walls of the pool shall not be nearer to any street than that which is permitted by the relevant setback requirements as per the Borough's ordinance. No swimming pool shall be constructed within ten (10) feet of any rear or side property lot line or any existing structure. No pool shall be constructed at an elevation greater than twelve (12) inches higher than the unaltered existing ground elevation.

13-3.11 Cover; Pool Fill.

No pool shall remain with water therein or without an adequate and safe cover for a period in excess of thirty (30) days, unless the dwelling house, to which it is an accessory use, is occupied.

13-3.12 Construction; Freehold Soil Conservation District Requirements.

Construction activities shall be undertaken in accord with all governmental agencies including, but not limited to, the regulatory requirements of the Freehold Soil Conservation District which include, but are not limited to, the following: Stone Tracking Pad; Perimeter Silt Fence; Hay Bale Inlet Protection; Zero Silt Runoff from Residential Property; No Off-Site Discharge of Construction Dewatering Activities.

13-3.13 Certificate of Occupancy; Surveys.

No Certificate of Occupancy shall be issued by the Construction Officer until endorsed by the Zoning Officer certifying that the completed construction and development complies with the requirements of this chapter. Prior to such endorsement, the Zoning Officer shall have been provided by the owner at the time of inspection, three (3) raised seal "As Built" surveys. These surveys shall clearly show all work done and the Zoning Officer at his discretion may require additional surveys.

13-3.14 Swimming Pool Code of New Jersey; application of.

The construction, maintenance and operation of all swimming pools shall be in accordance with the current issue of the Swimming Pool Code of New Jersey promulgated by the New Jersey Department of Health, except where said code differs in any respect from the provision of this subsection. In such event the more restrictive provisions shall control.

13-4 ENFORCEMENT; VIOLATIONS.

13-4.1 Enforcement; Inspections.

The Construction Official, the Health Officer and the Police shall have the power to inspect and reinspect the premises upon which any swimming pool exists, and to advise and make complaints for any violation hereunder. (Ord. No. 94 § 13; Ord. No. 2010-5)

a. Every private swimming pool constructed, installed, and maintained in the Borough shall, at all times comply with any and all governmental regulations including, but not limited to, all State and local Health Codes. Any nuisance or hazard to health that may exist or develop in or in consequence of or in connection with any such private swimming pool shall be forthwith abated and removed by the owner, lessees or occupant of the premises on which the pool is located, upon receipt of notice from the Code Enforcement Officer of the Borough.

b. It shall be the duty of the Code Enforcement Officer to enforce the provisions of this subsection. All complaints shall be filed with the Code Enforcement Officer.

c. The owner of any swimming pool within the Borough shall allow the Code Enforcement Officer, Construction Official or other authorized municipal official access to any swimming pool and appurtenances thereto for the purpose of inspection to ascertain compliance with this subsection and all other pertinent Borough ordinances, at all reasonable times.

13-4.2 Penalties.

a. Any person who violates or causes, suffers or permits the violation of any provision of this chapter shall, upon conviction, be liable to the penalty stated in Chapter I, Section 1-5. Each day that a violation is permitted to exist or continue to occur shall constitute a separate offense.

b. Upon a conviction, subsequent to the first conviction, of a violation of any of the provisions of this chapter, the Judge of the Municipal Court shall have the power to direct the owner or person in control of the premises where the pool exists and where the violation occurred, remove and dismantle such swimming pool within sixty (60) days and to cause any excavation to be filled and the ground made level.

(Ord. No. 94 §§ 14, 15; New)

