

Borough of Interlaken
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Lori Reibrich, RMC, CMR
**Borough Administrator/
Borough Clerk**

"Committed To Our Community"

Dear Homeowner/Agent

In order to expedite the processing of your zoning permit application, please answer the all questions and provide as much information as possible.

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.

Thank you for your anticipated cooperation in this matter.

Scott E. Loftus
Zoning Officer/Code Official

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 no 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 REQUIRMENTS FOR POOLS

No swimming pool shall be constructed or installed nearer than ten (10) feet to any property line nor nearer to the street line or lines, upon which said property fronts than the main front wall of the dwelling erected thereon.

Construction requirements for a pool are available in the office of the Borough Clerk.

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) _____ STREET _____

APPLICANT: NAME: _____

 ADDRESS: _____

 PHONE: _____

 EMAIL: _____

PROPOSED USE: _____ Fence _____ Detached Garage _____ Shed

 _____ Pool _____ Deck _____ Patio

 _____ Tennis Court _____ Driveway

 _____ Other: Specify _____

LOCATION OF STRUCTURE: Setback from right of way _____ feet (and _____ feet for corner lot)

 Side yard clearance _____ feet and _____ feet

 Rear yard clearance _____ feet

DESCRIPTION OF STRUCTURE: Height _____ feet to highest point

 Length _____ feet Width _____ feet

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

ATTACH A COPY OF A RECENT SURVEY INDICATING LOCATION OF ALL STRUCTURES CURRENTLY ON PROPERTY AND PROPOSED LOCATION OF ANY NEW CONSTRUCTION AND/OR ACCESSORY BUILDINGS

FOR OFFICE USE:

FEE: \$25.00

RECEIVED: _____

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: _____

REFERRALS: ___ to Building Department ___ to Board of Health ___ to Fire Prevention
 ___ to Planning Board ___ to Engineering