



Building Department  
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[www.emersonnj.org](http://www.emersonnj.org) [zoningofficial@emersonnj.org](mailto:zoningofficial@emersonnj.org)

**Application for ZONING REVIEW (Fee: \$40)**

Owner/Applicant \_\_\_\_\_ Property Address \_\_\_\_\_ Zone \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

**IMPORTANT:** Property survey required showing all *current* structures (shed, deck, detached garage, driveway, patio, in-ground pool (topographical survey required), as well as proposed **new** construction. Include square foot calculations of new construction, as well as front, side and rear setback measurements where applicable.

Signature (Owner/Applicant/Architect/Contractor) \_\_\_\_\_ Phone: \_\_\_\_\_

CHECK ALL ITEMS THAT APPLY: \_\_\_\_\_ Email: \_\_\_\_\_

\_\_\_ New Construction: Single Family Home \_\_\_ Commercial \_\_\_ Other \_\_\_\_\_

\_\_\_ Add-a-Level \_\_\_ Dormer \_\_\_\_\_

\_\_\_ Addition: Front \_\_\_ Rear \_\_\_ Side \_\_\_ 2<sup>nd</sup> Story \_\_\_ (complete zoning table on reverse)

\_\_\_ Steps: (Front \_\_\_ Rear \_\_\_ Side \_\_\_)

\_\_\_ Deck

\_\_\_ Patio

\_\_\_ Pool: Above-Ground \_\_\_ In-Ground\* \_\_\_ Semi In-Ground\* \_\_\_ (\*Soil permit required)

\_\_\_ Porch \_\_\_ Portico \_\_\_\_\_

\_\_\_ Hot Tub \_\_\_ Portable Spa \_\_\_\_\_

\_\_\_ Garage \_\_\_ Car Port \_\_\_\_\_

\_\_\_ Generator (specify location, provide setback measurements & clearance requirements-\*see handout)

\_\_\_ Shed: (Size \_\_\_ ft x \_\_\_ ft Height: \_\_\_ ft) \*Only one shed permitted – Max. 144 sq. ft.

\_\_\_ Retaining Wall: (Specify Max. Height: \_\_\_ NOTE: if higher than 48" at any point, a UCC permit is required)

\_\_\_ Signs & Awnings: (permanent \_\_\_ temporary \_\_\_ banner \_\_\_)

\_\_\_ Fence: (Maximum Height: Rear Yard: 6 Ft; Front Yard: 3 Ft)

(Specify: height \_\_\_ style \_\_\_ material \_\_\_ (pool on property? Yes \_\_\_ No \_\_\_))

\_\_\_ Driveway: (If cutting curb, contact DPW *prior* to pouring concrete 201-262-8199)

\*Max. width: 22 ft. - show existing or proposed width; driveways may not be located closer than 3 ft. from property line (If cutting curb, contact DPW *prior* to pouring concrete 201-262-8199)

\_\_\_ Central AC: (Specify condenser location: \*Note: equipment not permitted on façade or in front yard)

\_\_\_ Commercial Space (Requires Letter of Intent & Valid Driver's License): Purchase \_\_\_ Lease \_\_\_ Rent \_\_\_

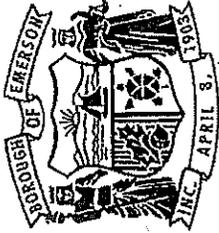
\_\_\_ Other: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

**IMPORTANT!** Rubbish-Construction containers require a permit before placement on property (\$25).  
 Note: The DPW is not responsible for the removal of any construction related debris.

**ZONING OFFICIAL USE ONLY**

Approved	Denied	Ordinance	Section



## ZONING TABLE

PROPERTY OWNER & ADDRESS:	REQUIRED	EXISTING	PROPOSED	VARIANCE(S) REQUIRED
ZONING CONDITIONS				
FRONT YARD SETBACK				
AVERAGE FRONT YARD SETBACK -- If required* <i>(*Average of residences within 200 feet of the lot in question within the intersecting street)</i>				
REAR YARD SETBACK				
SIDE YARD SETBACKS				
INTERIOR SIDE YARD (Measure Each for Inside Lot)				
STREET SIDE YARD (If Corner Property)				
TOTAL COMBINED SIDE YARDS				
BUILDING HEIGHT				
MINIMUM LOT AREA (Sq. Ft.)				
MINIMUM LOT WIDTH (FT.)				
MAXIMUM COVERAGE FOR ALL STRUCTURES (Sq. Ft. & % - Include shed, detached garage, deck)				
IMPERVIOUS COVERAGE (Sq. Ft. & % of Total Lot) (Driveway, Walkway, Patio, Pool Decking)				