

Borough of Little Silver

Settled 1667

Incorporated 1923



Decks

A **Development Permit** (zoning review) is **required** from the Planning and Zoning Department for the construction or replacement of all decks.

A **Building Permit** is required once zoning approval has been obtained.

For Zoning Approval:

Complete the Application for Development Permit and Authorization which must be notarized. **A written detailed description of the entire proposed scope of work, all dimensions, including height from grade is required.**

A \$300 fee is required

Show the placement of the proposed deck on a **survey that is to scale** with distance to all property lines. **Residential Site Plan (survey) must contain a staging area/stockpile for construction materials; construction access location and tracking pad detail; silt fence must be provided around the lower side of the disturbance; soil stabilization notes for disturbed areas in accordance with SCS standards; location and discharge direction of roof leaders**

Submit four copies of the above with the required fee.

Please refer to the Zone in which the property is located for setback requirements.

See attached Section 5.26 Decks of the Land Use Ordinance for regulations pertaining to decks.

After Zoning Approval:

Zoning permits are valid for one year from its issue date. **Any deviation from the approved plans must be submitted, reviewed and approved by Zoning.**

Note: Little Silver's Construction services are shared with the Borough of Rumson
80 East River Road Rumson, New Jersey 732-842-3022

You must obtain a Building Permit from the Construction Official's Office.

Final Inspection is **required** by the Building Inspector upon completion of installation. To schedule a Final Inspection, please call 732-842-3022

******Failure to schedule an inspection may result in Code Enforcement Action**

Department of Planning & Zoning

May 29, 2018

APPLICATION FOR DEVELOPMENT PERMIT

DPA#:

1. Name of Applicant(s):		2. Telephone:	
		E-Mail:	
3. Mailing Address:		Zip:	
4. Agent for Service and Notice if other than Applicant:		5. Telephone:	
		E-Mail:	
6. Agents Mailing Address:		Zip:	

DEVELOPMENT

7. Location – Street Address:			
8A. Lot(s) and Block(s) number(s):	8B. Zone:	8C. Current Use:	
9. Owner's Name and Address (If different from Applicant)			
10. Describe Proposed Development (detailed description of the entire proposed scope of work: include dimensions and height from grade).			
11. Development Name (If any):			
12. Check (✓) If Proposed	A. New Building <input type="checkbox"/> Construction	B. Interior <input type="checkbox"/> Renovations	C. Exterior Deck <input type="checkbox"/>
D. Subdivision <input type="checkbox"/>	E. Site Improvements or Revisions <input type="checkbox"/>	F. Sign <input type="checkbox"/>	G. Fence <input type="checkbox"/>
H. Removal or <input type="checkbox"/> Demolition	I. Change in <input type="checkbox"/> Occupancy	J. Change in use <input type="checkbox"/>	K. Other <input type="checkbox"/> Attach Descriptions
L. Pod			
Signature of Applicant or Agent:			Date:
Type or Print Name of Applicant or Agent:			

ZONING OFFICER REVIEW

13. Action Required	A. Planning Board <input type="checkbox"/>	B. Board of Adjustment <input type="checkbox"/>	C. Board Action <input type="checkbox"/> Not Required
14. Applications Required:		F. Appeals	<input type="checkbox"/>
A. Minor Subdivision <input type="checkbox"/>		G. Interpretations	<input type="checkbox"/>
B. Major Subdivision <input type="checkbox"/>		H. Bulk Variance (s)	<input type="checkbox"/>
C. Site Plan <input type="checkbox"/>		I. Use Variance	<input type="checkbox"/>
D. Conditional Use Permit <input type="checkbox"/>		J. Direction for Building Permit Insurance	<input type="checkbox"/>
E. Sign <input type="checkbox"/>			
Note: Planning Board may not grant more than one area variance.			
15. Notice of Public Hearing required <input type="checkbox"/>		Fee is \$	16. Fee Paid <input type="checkbox"/>
17. Other required approvals (or comments).			

Authorization is hereby given to the Borough of Little Silver, its agents, employees and representatives to inspect all or any part of the above property, whether interior or exterior, at any reasonable hour of the day, with respect to any matters relating to the Application for Development, within the judgment of the Borough or such representatives related thereto. This Authorization shall permit representatives to take photographs and to make sketches and notes with respect to the subject property.

CHECK WHICHEVER IS APPLICABLE

____ I/We am/are the Owner(s) of record of the above referenced property and concur with the Application for Development submitted to the Borough of Little Silver.

____ I/We certify that I/we have the permission of the owner(s) of the above referenced property to make this application for development and present these plans to the Borough of Little Silver.

_____, of full age, being duly sworn, according to law, upon my oath, depose and say that I am authorized to make this application and that all of the statements and information contained in the application, plans, attachments and other documents submitted herewith are true.

Applicant's Signature

Sworn and Subscribed to before
me this day of , 20 .

Notary Public

5.26 DECKS

Except as otherwise specified in this Chapter, decks shall conform to the following regulations as to their locations on the lot.

- A. A deck attached to the principal structure in a residential zone which has a finished floor elevation not exceeding three feet (3') in height as measured from the existing finished grade at the foundation of the principal structure shall meet all requirements as provided in Article X, except the lot area and lot frontage requirements for the zone in which it is located.
- B. All decks shall be constructed with wooden lattice work or other substantial visual barrier which screens the support structure from view.

BULK ZONING SCHEDULE SUMMARY

ZONE DISTRICT	MIN. LOT AREA (SF)	MIN. LOT FRONTAGE (FT) (a)	MIN. FRONTAGE SETBACK (FT)	MIN. SIDEYARD (FT)	MIN. REAR YARD (FT)	MAX. BUILDING HEIGHT (FT)	MIN. FLOOR AREA (SF)	MAX. LOT COVERAGE (%)	MAX. IMPERVIOUS SURFACE (%)	MAX. NUMBER OF BEDROOMS	MAX. FAR	MAX. FLOOR AREA (SF)
R-1	60,000	160	50	25 (b)	50	35	1,600	25	25	7	N/A	-
R-1A	40,000	150	50	25 (b)	50	35	1,600	25	25	7	N/A	-
R-2	25,000	100 (c)	50	15	50	30	1,200	18	35	7	0.18	-
R-3	20,000	100 (c)	30	15	50	30	900	18	35	7	0.18	-
R-3A	7 AC	40	40	25	25	30	750	15	55	4	N/A	-
B-1	5,000	50	25	8	50	30	2,000 (d)	-	60	-	0.30	3,000
B-2	5,000	50	25	8	50	30	2,000 (d)	-	60	-	0.30	3,000
TH-1	25 AC	250	50	50	50	30	-	15	-	7	-	-
TH-2	5 AC	100	25	12	30	30	-	25	60	3	0.30	-
P-1	40,000	225	25	12	30	30	-	60	-	-	0.30	-
P-2	10,000	100	20	8	30	30	-	60	-	-	0.30	-
PRD	40 AC	N/A	50	50	50	35	-	30	75	4	-	-
I-1	20,000	100	25	0	0	25	-	40	90	-	-	-
ARAH	14-AC	N/A	35	25	25	40	N/A	N/A	N/A	N/A	N/A	N/A

(a) Corner lot requires minimum frontage along both streets

(b) Side yard increases one foot for every foot the principle building exceeds 16 feet

(c) Minimum lot frontage for a corner lot is 150 feet on both streets

(d) Minimum floor area of any uses in a multi-use building is 1,000 sf.