



THE TOWNSHIP OF BRIDGEWATER

100 COMMONS WAY / BRIDGEWATER, N.J. 08807
908/725-6300 / FAX # 908/429-0586
www.bridgewaternj.gov

ZONING PERMIT APPLICATION

The following information MUST be submitted with your UCC Construction Permit Application:

3-copies of the original survey to scale (must be signed & sealed) of the entire property must be provided and must show all existing structures and all proposed structures with distances to property lines, drawn to scale. It shall contain all property lines, easements and lot restrictions. The survey cannot be enlarged, reduced or altered in any way.

3-sets of construction plans, signed and sealed, must be submitted. You must include details and dimensions of all existing and proposed structures/signs including detailed calculations of total square footage, detailed calculations for improved lot coverage and floor area ratio, in accordance with the Hillside Development Ordinance, which begins at section 126-260.

3-copies of topography map showing existing contours at two-foot intervals. Areas clearly identified showing the following slopes as measured between ten-foot contour lines per: Area 1: 30% or higher, Area 2: 20% to 29%. Area 3: 11% to 19%, Area 4: 0% to 10%. Provide detailed calculations, in square footage of amount of area in the various slope categories listed above. All FAR and Improved Lot Coverage calculations shall be based on the area of the property after applying the Hillside Development Ordinance calculations. If project is less than 400-sf, an informal grading plan is required.

If this application was approved by the Planning Board, Zoning Board or via a Site Plan Waiver, the approving resolution or waiver must be included with this application in addition to a copy of the signed approved plans.

**ZONING PERMIT WILL BE DENIED IF REQUIRED INFORMATION, DOCUMENTS AND FEE ARE NOT SUBMITTED.
ZONING APPLICATION FEE IS TO BE IN THE FORM OF A CHECK PAYABLE TO BRIDGEWATER TOWNSHIP.**

Please contact the Zoning Officer via email zoning@bridgewaternj.gov or (908)725-6300 ext. 5541 should you have any questions or require additional information or need further assistance.

Property Information

Property Address: _____ Block: _____ Lot: _____ Zone: _____

Current Use of Property

Single-Family Multi-Family Townhouse/Condo Vacant Land
 Office Retail Other (describe): _____

Proposed Activity/Use to be Conducted Check if you are only requesting verification of permitted, accessory, or conditional use in the zone

Applicant's Information

Name: _____ Phone # _____ Fax # _____
Address: _____ Email: _____
City: _____ State: _____ Zip Code: _____

Owner's Information Check if owner is the applicant, if not complete section below:

Name: _____ Phone # _____ Fax # _____
Address: _____ Email: _____
City: _____ State: _____ Zip Code: _____

Type of Work (requires UCC Building Permit; Fees noted are Zoning Permit Fees, UCC Fees will be billed separately)

- New House \$50 Addition \$30 Deck \$30.00 Porch/Portico \$30.00
- Handicap Ramp \$50.00 Det. Garage \$50.00 Shed (over 200-sf) \$50.00 Interior Modification \$50.00
- Pool (in ground) \$30.00 Pool (above ground) \$30.00 **Fence (pool)** \$25.00
- Hot Tub/Spa \$30.00 Retaining Wall (48" & up) \$50.00 Generator \$50.00
- Sign (new or replacement) \$50.00
- Other (describe): _____

Zoning Permit Only (does not require building permit)

- Garden Shed/Gazebo (200-sf or less) \$25.00 Fence (no pool) \$25.00 Patio \$30.00 Retaining Wall (under 48") \$50.00

Applicant must provide 2-copies of Property Survey, signed and sealed, with location of proposed shed, fence, patio or retaining wall with distances to property lines shown. In addition, you must provide specifications of shed, fence, patio and retaining wall (i.e. a picture/brochure with specifications). Detailed calculations for Improved Lot Coverage must also be provided (not required for a fence).

By signing this application you are certifying that the above stated information is accurate and the survey submitted is a true representation of the property.

X _____
Signature of Applicant

Date



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OFFICE OF ENGINEERING & ZONING

Name _____ Address _____

Block _____ Lot: _____ Zone: _____

F.A.R. (Floor Area Ratio) CALCULATION WORKSHEET

FORMULA

Developable Area After Hillside
Development Ordinance Calculations/ Lot Area: _____ sf

TIMES-PERCENTAGE ALLOWED **X** _____ %

TOTAL F.A.R. ALLOWED: = _____ **sf**

EXISTING 1st FLOOR AREA + _____ sf

EXISTING 2nd FLOOR AREA + _____ sf

FINISHED BASEMENT WITH
7-FT CEILING - FLOOR AREA + _____ sf

ADDITION: 1st FLOOR AREA + _____ sf

ADDITION: 2nd FLOOR AREA + _____ sf

OTHER + _____ sf

TOTAL GROSS FLOOR AREA: = _____ **sf**

ATTACHED GARAGE
FLOOR AREA (minus) - _____ sf

MECHANICAL ROOM
FLOOR AREA (minus) - _____ sf

TOTAL NET FLOOR AREA = _____ **sf**

ACTUAL F.A.R. = **(Net Floor Area ÷ Lot Area)** _____ %

FLOOR AREA, NET -- The sum of the gross horizontal areas of the several floors of a building, measured from the exterior walls of the building. Floor area, net shall not include areas devoted to mechanical equipment serving nonresidential building areas. Floor area, net shall not include areas devoted exclusively to off-street parking, including garages, and loading spaces for motor vehicles and cellars. Floor area, net shall not include any finished space where the floor to ceiling height shall be less than seven feet. [Amended 5-1-2006 by Ord. No. 06-22]

FLOOR AREA RATIO (FAR) -- The aggregate of the net floor area, in square feet, of a building or group of buildings on a lot divided by the area, in square feet, of the lot. [Amended 5-1-2006 by Ord. No. 06-22]



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OFFICE OF ENGINEERING & ZONING

Name _____ Address _____

Block _____ Lot: _____ Zone: _____

IMPROVED LOT COVERAGE CALCULATION WORKSHEET

FORMULA

Developable Area After Hillside
 Development Ordinance Calculations/ Lot Area: _____ sf

TIMES-PERCENTAGE ALLOWED X _____ %

TOTAL LOT COVERAGE ALLOWED:	=	_____	sf
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FOOTPRINT AREA OF HOUSE _____ sf

DRIVEWAY AREA (Including Existing Pavers) + _____ sf

SHED + _____ sf

WALKWAY(S) + _____ sf

DETACHED GARAGE + _____ sf

PATIO(S) + _____ sf

OTHER: _____ + _____ sf

PROPOSED NEW IMPROVEMENT:
 _____ + _____ sf

Description _____ Size _____

TOTAL LOT COVERAGE:	=	_____	sf
(MUST BE LESS THAN TOTAL COVERAGE ALLOWED)			

IMPROVED LOT COVERAGE -- That portion of one lot or more than one lot which is improved or is proposed to be improved with principal and accessory buildings and structures, including driveways, parking lots, pedestrian walkways, signs and other man-made improvements on the ground surface which are more impervious than a natural surface. All building, gravel and/or other stone surfaces used for parking, driveways or walkways shall be counted as improved lot coverage. Stone patios shall be computed as part of the overall lot coverage. Decks (without roofs and with earth underneath and serving residential structures) and landscaping/decorative stone areas shall not be included in the determination of lot coverage or building coverage. However, such decks must meet all setback requirements for the principal building, whether or not the deck is attached to the principal building. In zones R-10A and R-10B, the setbacks for decks may be reduced to 10 feet from the rear property line. Swimming pools, as measured from interior wall to interior wall, shall not be counted toward improved lot coverage, nor shall children's play equipment. [Amended 4-4-2005 by Ord. No. 05-12]