



APPLICATION FOR ZONING PERMIT

EDGEWATER PARK TOWNSHIP
400 Delanco Road, Edgewater Park, NJ 08010
P# 609-877-2217 | inspections@edgewaterpark-nj.com

PERMIT NO.

Is this an update to a previously submitted application? YES NO

Date: _____

Work Site Address: _____

Block: _____ Lot: _____ Zone: _____

Property Owner Name: _____ Phone Number: _____

Property Owner Address: _____

City: _____ State: _____ Zip: _____

Existing Use: _____ Proposed Use: _____

Description of Work: _____

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her agent and we agree to conform to all application laws of this jurisdiction.

Applicant Signature: _____

Applicant Name Printed: _____ Phone Number: _____

Applicant Address: _____

City: _____ State: _____ Zip: _____

Applicant E-mail: _____

- SUBMIT:** Construction Permit Construction Permit is required
 Three (3) Plot Plans showing existing building(s) and proposed building(s), front, side, and rear setback.
 One (1) copy of the Home Owners Association approval (if applicable).
 Site Plan Waiver with required check list (if applicable).

VARIANCE: <input type="checkbox"/> Required	Approval Date: _____	Resolution # _____
CHECK ONE: <input type="checkbox"/> Corner Lot <input type="checkbox"/> Inside Lot		
SETBACKS: Front: _____ Rear: _____ Smallest Side: _____ Aggregate: _____ Second Front: _____		
GROUND FLOOR AREA: Existing: _____ Proposed: _____ Total: _____ Sq. Ft.		
SQ. FT. OF LOT: _____ Percentage of Lot covered by building: _____ Height: _____		
SWIMMING POOL DISTANCE FROM: Foundation Wall: _____ Side: _____ Rear: _____		
FENCING: Type: _____ Height: _____ Location: _____		

TOWNSHIP OFFICIAL USE ONLY

APPLICATION FEE: RESIDENTIAL \$50.00 COMMERCIAL \$250 Date: _____

CASH CHECK CHECK#: _____ RECEIPT #: _____ INITIALS: _____

APPLICATION IS: APPROVED DENIED DENIED

ORDINANCE #: _____ REASONS: _____

Harry Moscatiello, Zoning Officer

LAND DEVELOPMENT AND ZONING
Township of Edgewater Park

Schedule of Area and Bulk Requirements

[Amended 11-16-2006 by Ord. No. 17-2006; 12-1-2009 by Ord. No. 2009-11; 3-16-2010 by Ord. No. 2010-4; 12-5-2017 by Ord. No. 2017-5; 12-4-2018 by Ord. No. 2018-9; 3-5-2019 by Ord. No. 2019-2]

Zoning District	Density (dwelling units/acre)	Minimum Lot Requirements			Minimum Yard Requirements				Maximum Principal Building and Structure Height (feet/stories)	Maximum Impervious Coverage (percent)	Minimum Habitable Floor Area (square feet)
					Principal Buildings and Structures						
		Lot Area (square feet)	Width (feet)	Depth (feet)	Front (feet)	One Side (feet)	Two Sides (feet)	Rear (feet) ⁽¹⁾			
R-1	—	85,000	200	250	40	30	60	35	35 / 2 1/2	10%	2,000
R-2	—	40,000	150	200	30	20	50	35	35 / 2 1/2	20%	1,000
R-3	—	20,000 ⁽⁸⁾	120	140	30	12.5	25	35	35 / 2 1/2	30%	900
R-4	—	7,500	75	100	30	8	20	25	35 / 2 1/2	50%	900
R-5	—	12,000	60	200	30	8	20	30	35 / 2 1/2	40%	1,000
R-6	—	6,000	60	100	25	8	20	25	35 / 2 1/2	55%	900
R-7	—	32,000	150	200	30	20	50	35	35 / 2 1/2	20%	—
R-8 SF	—	8,125	60	125 ⁽⁹⁾	25	10	20	25	35 / 2 1/2	40%	—
R-8 TH	—	2,500	24	100	25	⁽¹⁰⁾	⁽¹⁰⁾	25	35 / 2 1/2	65% ⁽¹¹⁾	—
R-8 MF	—	NA	NA	NA	60	30	60	30	35 / 2 1/2	65%	—
R-LD	—	6 acres	500	500	75	50	100	75	35 / 2 1/2	5%	1,800
R-MF	8	5 acres	300	500	60	30	60	30	35 / 2 1/2	20%	See Art. 15
R-AR	8	35 acres		100/30	30	30	60	30	35 / 2 1/2	40%	—
R-AR-1	8	30 acres ⁽²⁾	NA	NA	15 ⁽³⁾	7 ⁽⁴⁾	7 ⁽⁵⁾	20	40 / 3	50%	—
C-1	—	10,000	100	100	10	15	30	10	35 / 2 1/2	65%	—
C-2	—	20,000	100	175	50	10	20	25	40 / 3	65%	—
C-3	—	2 acres ⁽⁷⁾	200	200	60	30	60	50	45 / 3	60%	—
C-LI-1	—	1 acre	200	200	60	30	60	50	45 / 3	50%	—
C-LI-5	—	5 acres	300	500	60	50	100	50	45 / 3	65%	—
LI	—	2 acres	250	300	30	30 ⁽⁶⁾	60 ⁽⁷⁾	30	45 / 3	50%	—
I	—	2 acres	200	300	30	15	30	30	45 / 3	65%	—
C	—	15 acres	500	500	100	100	200	100	35 / 2 1/2	20%	—
R-TH/MF-TH	8/10	2,000	20	100	20	⁽¹²⁾	⁽¹²⁾	20	40 / 3	65%	—
R-TH/MF-MF	10	1 acre	N/A	N/A	⁽¹³⁾	30	60	30	40 / 3	60%	—

NOTES:

- (1) For residential construction, a 5% grade shall not be exceeded for at least the first 25 feet of rear yard space abutting the primary structure in order to create usable rear yard of at least that depth.
- (2) Four thousand square feet for Court Home lots within project. Fifteen thousand square feet for Manor Homes within project.
- (3) Fifteen feet for Court Home lots within project. Twenty feet for Manor Home lots within project.
- (4) Seven feet for Court Home lots within project. Ten feet for Manor Home lots within project.
- (5) Seven feet for Court Home lots within project. Twenty-five feet for Manor Home lots within project.
- (6) Zero feet for principal buildings and structures served by a railroad siding located along a side yard property line.
- (7) Fifteen feet for both side yards combined when principal building or structure is surveyed by railroad siding located along a side yard property line.
- (8) If public water and sewerage are not utilized, then minimum permitted lot size shall be increased to 25,000 square feet.
- (9) Perimeter lots include a twenty-five-foot conservation easement that prohibits the location of structures therein, excluding fences.
- (10) Ten-foot side yard for end units. Twenty feet between two rows of units. No more than six units in a row.
- (11) In the R-8 Zoning District, maximum impervious coverage shall allow an additional 250 square feet for rear patios for single-family attached (townhouse) units.
- (12) Ten-foot side yard for end units. Twenty feet between two rows of units. No more than eight units in a row.
- (13) Sixty-foot exterior roads, thirty-five-foot interior roads.