

# Borough of Northvale Zoning Permit Application

Date\_\_\_\_\_

Permit Number\_\_\_\_\_

Approved\_\_\_\_\_ Denied\_\_\_\_\_

Block\_\_\_\_\_

Lot\_\_\_\_\_

Zone\_\_\_\_\_

Work Site Location\_\_\_\_\_

Applicant:\_\_\_\_\_ Email:\_\_\_\_\_

Address:\_\_\_\_\_ Phone:\_\_\_\_\_

Owner:\_\_\_\_\_ Email:\_\_\_\_\_

Address:\_\_\_\_\_ Phone:\_\_\_\_\_

Contractor:\_\_\_\_\_ Phone:\_\_\_\_\_

Address:\_\_\_\_\_ Email:\_\_\_\_\_

Driveway\_\_\_ Patio/Walkway\_\_\_ Deck/Porch\_\_\_ Retaining wall\_\_\_ Fence\_\_\_ Pool/Hot Tub\_\_\_

Shed\_\_\_ A/C or Generator\_\_\_ New Construction\_\_\_ Addition\_\_\_ Container\_\_\_ Other\_\_\_

## Description of Work:

Is this a corner lot? Yes\_\_\_ No\_\_\_

Is the project within a flood zone or wetlands? Yes\_\_\_ No\_\_\_

Will you be removing trees on the property? Yes\_\_\_ No\_\_\_

Will you be moving any soil on the property? Yes\_\_\_ No\_\_\_

If yes, how much? Yes\_\_\_ No\_\_\_

*(note:Any soil movement will require a soil movement permit)*

### Application must be accompanied by:

- Site Plan or property survey detailing project and dimensions
- Bulk requirement sheet for the appropriate zone
- Zoning Review fee-check made out to Borough of Northvale

**ADDITIONAL FEES MAY APPLY BEFORE RELEASE OF THE ZONING PERMIT**

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Zoning Official

Fee:\_\_\_\_\_ Check number\_\_\_\_\_

**\*Incomplete applications will not be accepted**

## Zone Bulk Requirements

### Principal Structure

<b>R7.5 Residential</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Min. Lot Area	7,500 sq. ft.		
Min. Lot Frontage	60 Feet		
Front Yard Setback	25 Feet		
Rear Yard Setback	30 Feet		
Side Yard Setback	10 Feet		
Max. Building Height	30 Feet		
Max. Building Coverage	25%		
Max. Impervious Coverage			
Green Area	50%		
Min. Parking Spaces	1 per bedroom		

### Principal Structure

<b>R12.5 Residential</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Min. Lot Area	12,500 sq. ft.		
Min. Lot Frontage	60 Feet		
Front Yard Setback	30 Feet		
Rear Yard Setback	30 Feet		
Side Yard Setback	10 ft. min. 25 ft. aggregate		
Max. Building Height	30 Feet		
Max. Building Coverage	25%		
Max. Impervious Coverage			
Green Area	50%		
Min. Parking Spaces	1 per bedroom		

### Sheds

<b>R7.5 &amp; R12.5 Residential Use</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Max. Number	1		
Max. Square Feet	120 sq. ft.		
Rear/Side Yard Setback	5 Feet		
Max. Height of Structure	10ft. to roof peak 8ft. Flat Roof		

- All Residential properties must have 1 off street parking spaces per sleeping area
- Decks, Fences, Tennis Courts, Inground Pools have additional requirements
- Corner lots have 2 front yards and must meet front yard setback requirements
- It is the responsibility of the homeowner to ensure that their fence is installed on their property and not beyond the property line