



Municipal Offices
1070 Route 202/31
Ringoes, NJ 08551-1051
(908) 782-8536
Fax (908) 782-1967

**EAST AMWELL TOWNSHIP
ZONING PERMIT APPLICATION**

The attached application must be completed and approved by the Zoning Officer prior to the issuance of a building permit from the West Amwell Township Construction Office. Attach the documents to the Zoning Permit application.

PLOT PLAN INSTRUCTIONS: Submit 2 plot plan copies drawn to scale showing the following information.

1. Dimensions of all property lines.
2. Block and lot numbers, zoning district, lot area, and street address.
3. The property owner's name, address and phone number.
4. Existing and proposed buildings, driveway, domestic well, septic field and tanks with their dimensions.
5. Water courses, ponds, easements, flood plain area, protected conservation features (swales, etc.).
6. Dimensions from property lines to new building, addition or other proposed improvements.
7. "Footprint" of all existing and proposed impervious surfaces (including paved or graveled driveways) with dimensions.
8. Area of soil disturbance.
9. Area of existing and proposed impervious surface, in-schedule form.

SUBMISSION SHALL INCLUDE: 2 COPIES OF BUILDING FLOOR PLAN AND BUILDING ELEVATIONS IF APPLICATION INVOLVES A NEW BUILDING OR BUILDING ADDITION, AND THE CORRECT FEE (see below). It is the applicant's responsibility to comply with any and all restrictions imposed on the property by reason of any subdivision and/or site plan approval. Failure to comply with the above plot plan instructions and zoning information may result in a delay of application approval.

Fees for Zoning Officer Review:

\$30.00 for decks, fences, sheds, finished basements, interior renovations, oil tanks, A/C units, wall and ground signs, and other accessory structures.

\$50.00 for additions (residential and non-residential).

\$125.00 for single family residential (new structure).

\$75.00 for Stormwater reviews sent to the Township Engineer.

Zoning Officer Notes – Date Completed Application Received:

Will there be any exterior lighting? _____ Describe: _____

Has proposed/existing structure(s)/use been the subject of any prior application to the Board of Adjustment? _____ Board of Health? _____ County Agricultural Board? _____ Planning Board? _____

If so, please describe: _____

SITE:
Street Location _____ Block _____ Lot _____ Zone _____
Number of Stories _____

SITE/USE:
 Single-family residential Other residential Commercial
 Farm - Describe Farm Uses _____
If farm, deed restricted yes no

TREE REMOVAL:
Trees to be removed yes (4" caliper or greater) Number: _____ no

STRUCTURE/ADDITION:
 Shed Barn - Farm Use Deck Garage
 Other: _____

Owner: _____

Owners Address: _____

Home Phone: _____ Cell: _____ Work: _____

Person to be contacted: (owner/contractor/other) _____ Contact Number _____

I certify all of the above information is correct, and authorize the Zoning Officer or other Township representative to enter and inspect this property for zoning compliance. I understand that compliance with freshwater wetlands and stream encroachment laws is not regulated by the Township, and I must contact NJDEP to determine applicability and compliance.

Owner / Applicant Date

* * * * *

I have examined this application for compliance with the Land Management Ordinance (Chapter 92 of The Code of East Amwell).

Zoning Officer Date

Applicability of COAH fees (%) _____ Yes No

Stormwater Management Required Yes No

NOTICE TO EAST AMWELL RESIDENTS REGARDING LIGHTING

The LMO (Land Management Ordinance - Chapter 92-57 of The Code of East Amwell) regulates the type and amount of lighting allowed in the Township. This section is designed to protect the sky from light pollution, promote the environmentally-sound, responsible use of resources and improve night-time public safety. Any questions should be directed to the East Amwell Township Zoning Officer at 908-782-9296. The following Checklist is for your use and benefit.

All permanent outdoor light fixtures shall be installed to comply with the following requirements:

- _____ 1. Only shielded light fixtures shall be used that illuminate the ground rather than the sky.
- _____ 2. Light fixtures shall not be focused to illuminate about the lowest part of the fixture & shield.
- _____ 3. Light fixtures used to illuminate flags or other objects mounted on a pole or platform shall use only a narrow cone/beam of light.
- _____ 4. Architectural, landscape and decorative lighting shall not be visible above the roof line.
- _____ 5. Lights for external identification signs or advertisements shall only use shielded light fixtures mounted on top of the sign structure.
- _____ 6. The light source must be a maximum of 25 feet high or the height of the building roof line, whichever is less.
- _____ 7. In walkways or bikeways, the maximum height for mounting poles shall be 15 feet.
- _____ 8. Poles should be made of material which minimizes glare from the light source.
- _____ 9. Lights should be turned off during non-operating hours.
- _____ 10. Lighting shall not project off the property.
- _____ 11. The following are PROHIBITED: upward-pointed light sources, mercury vapor lights, laser source lights, arc lights, pulsed or flashing lights, search lights.

REMEMBER: Be aware of the vision hazard that lights can cause to drivers, and be considerate of your neighbors' privacy. If you have any questions about compliance, please call the East Amwell Township Zoning Officer.

**Additional Zoning Permit Application Questions
for those lots located in the Sourland Mountain District**

If lot is five (5) acres or more, was the lot in existence on December 11, 2003? _____

Is there currently existing a cumulative cleared space(s) on this lot that is greater than 30,000 square feet?

Is all clearing and/or improvements and development (including all structures) currently existing on this lot, located within 500 feet of the road right-of-way. (The road right of way is that portion of the "road" which is 25 feet from the centerline. The 500 foot distance should start at the point that is 25 feet from the centerline of the road.)

Is any clearing and/or improvements and/or development currently existing on this lot, located within 100 feet of the road right-of-way (i.e. starting the 100' measurement at the point 25 feet from the centerline of the roadway)?

Is any clearing and/or improvements and/or development currently existing on this lot located within 50 feet of any property line? _____

Is any agricultural activity taking place on this property? _____

If so, please describe. _____

Is property "farmland assessed" for tax purposes? _____

If so, please describe the source of the income generated for farmland assessment: _____

Does the property have an "easement" or "deed restriction" of any type? _____

If so, please describe the nature of the easement or restriction: _____

I certify all of the above information is correct, and authorize the Zoning Officer or other Township representative to enter and inspect this property for zoning compliance. I understand that compliance with freshwater wetlands and stream encroachment laws is not regulated by the Township, and I must contact NJDEP to determine applicability and compliance.

Owner/Applicant

Dated: _____

I have examined this application for compliance with the Land Management Ordinance (Chapter 92 of The Code of East Amwell Township) and find that it is acceptable based on the information contained herein.

Zoning Officer

Dated: _____

Public Information Sheet for Sourland Mountain Resource Protection

This is a summary to highlight ordinance requirements, provided for informational purposes only. Please consult the precise wording of our land use ordinances, Chapter 92, and/or the township office prior to taking any actions.

Regulations were adopted in 2003, and amended in 2006, to protect vital natural resources in the Sourland Mountain District and to ensure clean drinking water for all inhabitants. Please help the Township and your neighbors by protecting the forest, and complying with the following requirements:

1. **Clearing of trees, or other areas of native vegetation, for a new or existing house, shall not exceed 30,000 square feet of total cleared space on a lot. If a lot already has a cleared area greater than 30,000 sq. ft., it is not entitled to additional clearing.**
2. **New clearing & development or construction of any kind, with the exception of a driveway, is limited to the area between 100 ft. and 500 ft. from the road right-of-way for lots that abut a street, and the area at least 50 ft. from any other property line, except where a cleared area already exists. Smaller limits apply to existing or grandfathered lots of less than 15 acres. Any construction must be approved in advance by the appropriate township officials.**
3. **Maximum Lot Coverage, the ground area that may be covered by impervious surfaces including all structures and paved or gravel driveways and parking areas, is limited by a sliding scale formula. Permitted coverage starts at 4000 square feet for existing or grandfathered lots of less than 1-1/2 acres and increases to approximately 24,000 square feet for lots of 15 acres, plus 1 % of lot area over 15 acres.**
4. **Maximum gross floor area allowed in the Sourland Mountain District is also based on lot area in accordance with a sliding scale formula allowing higher percentages for existing or grandfathered small lots. The permitted gross floor area starts at 2178 square feet and increases to 6461 square feet for lots of 15 acres plus 0.4% of lot area over 15 acres.**
5. **Adding ~~any~~ rooms on the second floor and/or additional bathrooms requires local Board of Health approval. Call the Board of Health at 908-782-8536, ext. 11.**
6. **Any new farm operation in the Sourland Mountains requires prior Planning Board approval, but properties with farmland assessment as of 12/11/03 are grandfathered.**
7. **A property must be 30 acres or larger for a farm building of 2000 sq. ft. or more, and this requires planning board review and approval. A smaller accessory building may be built on a property less than 30 acres, provided certain conditions are met.**
8. **Any soil disturbance over 5,000 square feet requires Hunterdon County Soil Conservation Approval. Please call them at 908-788-9466.**

Thank you for your assistance in helping the environment and being a good neighbor!

Stormwater Management Review Checklist

East Amwell Township

Revised 7/20/16

Applicants for developments of any type must comply with New Jersey Department of Environmental Protection (NJDEP) Stormwater Management rules per N.J.A.C. 7:8 and the Code of the Township of East Amwell Chapter§122 before any Zoning and/or Construction Permits are issued by East Amwell Township.

NJDEP, East Amwell Township and the Hunterdon County Soil Conservation District require that all new construction/development adding ¼ acre or more of new impervious surface and /or disturbing one acre or more of soil on or after February 2, 2004 comply with the applicable Stormwater Management Regulations. Questions about the applicability of these regulations will be referred to the Stormwater coordinator and additional information may be required.

Applicant to complete:

Block _____	Lot: _____	Street Address: _____	
Property Owner: _____		Phone # _____	
Person Submitting Application: _____		Relationship to Owner: _____	
Contact Info: _____		Submission Date: _____	

In order to determine if this application will require a formal Stormwater Management compliance review, a plan drawn to scale showing the following information shall be submitted to the Zoning Office – *This information can be shown on the zoning permit plans:*

Applicant Provided	Item of Information	Zoning Officer Received
	1. Property owner's name, address and phone number.	
	2. Property lines and area of lot.	
	3. Township tax Block and Lot number.	
	4. All proposed and existing construction/development (with dimensions).	
	5. A line indicating the limit of soil disturbance.	
	6. Area in square feet of soil disturbance within the limit of disturbance.	
	7. Construction material of proposed driveway, if any.	
	8. Total area in square feet of all existing impervious surface(s) on the property.	
	9. Area in square feet of existing impervious surface(s) constructed on or after Feb. 2, 2004	
	10. Area in square feet of proposed/anticipated impervious surface(s)	
	11. Area in square feet of stone or gravel driveway.	

Applicant's Statement

I certify all of the above information is correct, and authorize the Zoning Officer, Township Engineer or other Township representative to enter and inspect this property for Stormwater compliance until a certificate of occupancy is issued. I understand that compliance with NJDEP freshwater wetlands and flood hazard area rules is not regulated by the Township, and I must contact NJDEP to determine applicability and compliance.

Owner/Applicant _____
Date

Zoning Officer's Statement

I have received the above information.
I have determined that the application presented DOES/DOES NOT (circle one) require further review for compliance with State and Township rules.

East Amwell Township Zoning Officer _____
Date