

**BOROUGH OF NEW MILFORD ZONING WORK SHEET**

930 River Road, New Milford, NJ 07646 - (201) 967-8172 fax (201) 967-1741

Owner \_\_\_\_\_ Proposed Project \_\_\_\_\_ Corner Property YES [ ] NO [ ]

Project address \_\_\_\_\_ Phone Number \_\_\_\_\_

E-mail address \_\_\_\_\_

**INSTRUCTIONS**, Fill in the zoning work sheet in the spaces provided all items must be completed. **Include a copy of your survey** with your **project sizes, dimensions and setback figures drawn on it**. You are certifying the below figures are true.

**Setback Requirements**

- Sheds/Detached garages** 5' from rear & side yard (Sheds 9' high, Garages/ Gazebos 15' high)
- Pools** 6' from rear & side yard (everything associated with pool, such as walkways, heater, filter, etc.)
- IN GROUND POOLS -** Two typography site plans are required and \$1000 escrow deposit for engineer review, inspection fees. Drainage retention systems may be required to comply with the zero run off ordinance, to be determined after engineer review.
- Front yard setback** The average setback line of the buildings situated within the same block & within (200') feet of either side lot line or 30 feet if no building exists within (200') feet & measured in a direction parallel to the street on which the lot faces. For any proposed front yard project please **include front yard worksheet**.
- Rear yard setback** 25% of lot depth, 20' minimum if your lot is less than 100' deep.
- Side yard setback** 10' setback for lots 65' or more of the front width of your property.  
7.5' setback for lots 64' or less front width of your property
- Corner setback** 30' setback.
- Height** 30' high, measured from the average of four corners from the grade to the highest point of the roof.
- Story** Where the basement ceiling is at least 3 feet above the average finished grade along any side of the building the basement shall count as one story.

**SETBACK WORKSHEET**

<b>Front Yard Setback (30-21.5)</b> (Include separate front yard worksheet for all porches, porticos)	Variance Needed
Requirement _____ Existing _____ Proposed _____	Yes [ ] No [ ]

<b>Rear Yard Setback (30-21.5b)</b>	
Requirement _____ Existing _____ Proposed _____	Yes [ ] No [ ]

<b>Right Side Yard Setback (30-21.5c)</b>	
Requirement _____ Existing _____ Proposed _____	Yes [ ] No [ ]

<b>Left Side Yard Setback (30-21.5c)</b>	
Requirement _____ Existing _____ Proposed _____	Yes [ ] No [ ]

<b>Corner Setback (30-21.5c1 &amp; c2)</b>	
Requirement <u>30'</u> Existing _____ Proposed _____	Yes [ ] No [ ]

<b>Height (30-21.6)</b>	
Requirement <u>30'</u> Existing _____ Proposed _____	Yes [ ] No [ ]

<b>Stories (30-21.6) &amp; definition of story</b>	
Requirement <u>2 ½ stories</u> Existing _____ Proposed _____	Yes [ ] No [ ]

**Maximum Allowable Building Coverage Requirements determined by lot size (30-21.4)**

Your lot size \_\_\_\_\_ SQ. FT. x 0.20 = \_\_\_\_\_ SQ. FT. ←Your allowable **see page 2 (A)**

**Maximum Allowable Total Impervious Coverage Requirements (30-21.4)**

Your lot size \_\_\_\_\_ SQ. FT. x 0.40 = \_\_\_\_\_ SQ. FT. ←Your allowable **see page 2 (B)**

**Lot Coverage Worksheet** (for all projects, additions, decks, porches, etc.)

ITEM NO.	DESCRIPTION	EXISTING (SQ. FEET)	PROPOSED (SQ. FEET)	REMARKS Explain any increases or decreases
1	BUILDING FOOTPRINT			
2	DETACHED GARAGE			
3	ROOFED PORCHES, PATIOS AND BREEZEWAYS			
4	STORAGE SHEDS			
5	OTHER ACCESSORY BUILDINGS			
6	DRIVEWAYS AND PARKING AREAS			
7	OPEN PORCHES, TERRACES, PATIOS AND DECKS			
8	STEPS AND WALKWAYS			
9	SWIMMING POOLS			
10	OTHER IMPERVIOUS SURFACES			
<b>11</b>	<b>TOTAL BUILDING COVERAGE (ADD ITEMS 1 THROUGH 5)</b>	SQ. FT. %	SQ. FT. %	<b>DIVIDE THE TOTAL SQUARE FOOT AREA BY THE LOT AREA TO DETERMINE % OF COVERAGE</b>
<b>12</b>	<b>TOTAL IMPERVIOUS COVERAGE (ADD ITEMS 1 THROUGH 10)</b>	SQ. FT. %	SQ. FT. %	

Variance Needed

**BUILDING COVERAGE:** Allowable: **(A)** \_\_\_\_\_, Proposed: **(11)** \_\_\_\_\_ Yes [ ] No [ ]

**TOTAL IMPERVIOUS LOT COVERAGE** Allowable: **(B)** \_\_\_\_\_, Proposed: **(12)** \_\_\_\_\_ Yes [ ] No [ ]

**If proposed is greater than the required then check YES under variance if it is less then check NO.**

**Pools (23-3.2)** (In ground, above ground) and everything associated with the pool (filters, heaters, and walkway)

Side Requirement 6' Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Type of pool:

Rear Requirement 6' Existing \_\_\_\_\_ Proposed \_\_\_\_\_ INGROUND [ ] ABOVE GROUND [ ]

The determination of the need or lack of need for a variance is not binding on the Borough of New Milford. That determination may only be made by the appropriate land use board or through the judicial process, the applicant, by making this request for a zoning determination expressly waives any argument of municipal estoppel.

**Survey, as-built plans and escrow funds may be required for this project.**

Homeowner/ Architect/ Contractor Signature \_\_\_\_\_ Email \_\_\_\_\_

**For Office Use Only:**

Approved [ ] Denied [ ] Variances Needed: \_\_\_\_\_

\_\_\_\_\_ DATE \_\_\_\_\_

Vincent A. Cahill – Zoning Officer