



Borough of Brielle

MUNICIPAL BUILDING
601 UNION LANE • P.O. BOX 445 • BRIELLE, NEW JERSEY 08730
(732) 528-6600 or 528-6262 • FAX (732) 528-7186

ZONING PERMIT INSTRUCTIONS

The following instructions apply to all applications for Zoning Permits for development in the Borough of Brielle:

1. Complete the "Application for Zoning Permit" (attached) in its entirety.
2. Submit three (3) sets of the following items (as applicable) as set forth in Ordinance 957 (copy attached):
 - Architectural sketches/plans;
 - Plot Plan (recent survey)
 - Grading Plan

Please note that the suitability of all information submitted in support will be determined by the Zoning Officer. Additional information and/or documentation may be requested.

3. Determine applicable Application Fee in accordance with Ordinance 981 (copy attached). Please note that the fee structure is additive in nature, so the combination of proposed improvements must be accounted for prior to Permit issuance.
4. File all documents and fees described in Items 1 through 3 above either to the Office of the Zoning Officer at Borough Hall, or in person. The Zoning Officer maintains office hours on Wednesdays, between 8:30AM and 9:30AM at Borough Hall. Any questions regarding this application process may be referred to Alan P. Hilla, Jr. at 732-380-1700, Ext. 1216.
5. Upon receipt of a Zoning Permit, applicants must file for all applicable Building Permits as issued through the Borough Construction Code Office (located at Spring Lake Borough Hall).

Please note: While every effort will be made to act on complete applications in a timely manner, State Law allows for up to ten (10) days for action on Zoning Permit Applications.

**BOROUGH OF BRIELLE
ORDINANCE NO. 981**

**AN ORDINANCE TO AMEND CHAPTER TWENTY-ONE
OF THE CODE OF THE BOROUGH OF BRIELLE
ENTITLED "ZONING"**

Be It Ordained, by the Governing Body of the Borough of Brielle that Chapter 21 of the Code of the Borough of Brielle be amended as follows:

21-63.1 Application to the Zoning Officer Prior to the Issuance of a Construction Permit shall henceforth include a new section "5" entitled **Fees** to read as follows:

Zoning Permits

| | |
|--|---------|
| Fence/Landscaping Permits | \$25.00 |
| Pool/Addition to a Principal Structure/New Accessory Structure | \$40.00 |
| Change of Use/New Principal Structure | \$75.00 |

Grading Plan

| | |
|---------------------|----------|
| Grading Plan Review | \$100.00 |
|---------------------|----------|

**All of the foregoing fees can be combined based on
The nature of the work.**

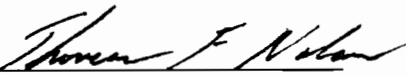
Be It Further Ordained, that all Ordinances or parts of Ordinances inconsistent with the foregoing are hereby repealed, but only to the extent of the inconsistency.

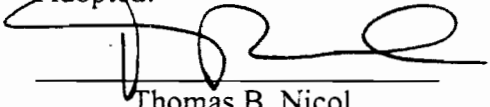
Be It Further Ordained, that this Ordinance shall take effect immediately upon passage and publication according to law.

Introduced: July 25th, 2007

Adopted:

Attest:


Thomas F. Nolan
Municipal Clerk


Thomas B. Nicol
Mayor



Borough of Brielle

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APPLICATION FOR ZONING PERMIT

Date Application Received _____

Fee Received _____

Work Site Location _____

Name of Owner _____

Name of Applicant _____

Applicant's Address _____

Telephone _____ Fax _____

Block _____ Lot _____ Zone _____

Brief Description of Work _____

Proposed Use _____

Existing Use _____

| Documents Submitted | Date | Preparer |
|---------------------|-------|----------|
| Survey | _____ | _____ |
| Architectural | _____ | _____ |
| Grading/Plan | _____ | _____ |
| Other: | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

PLEASE COMPLETE REVERSE SIDE

| Lot Size | Existing | Proposed | Required | Variance |
|-----------------|-----------------|-----------------|-----------------|-----------------|
| Width | _____ | _____ | _____ | _____ |
| Depth | _____ | _____ | _____ | _____ |
| Area | _____ | _____ | _____ | _____ |
| Frontage | _____ | _____ | _____ | _____ |

Principal Structure

| | | | | |
|---------------|-------|-------|-------|-------|
| Front Setback | _____ | _____ | _____ | _____ |
| Rear Setback | _____ | _____ | _____ | _____ |
| Side Setback | _____ | _____ | _____ | _____ |
| Side Setback | _____ | _____ | _____ | _____ |
| Height | _____ | _____ | _____ | _____ |
| 1/2 Story % | _____ | _____ | _____ | _____ |
| FAR | _____ | _____ | _____ | _____ |

Accessory Structure

| | | | | |
|---------------|-------|-------|-------|-------|
| Front Setback | _____ | _____ | _____ | _____ |
| Rear Setback | _____ | _____ | _____ | _____ |
| Side Setback | _____ | _____ | _____ | _____ |
| Side Setback | _____ | _____ | _____ | _____ |
| Height | _____ | _____ | _____ | _____ |

Total Coverages

| | | | | |
|-----------------|-------|-------|-------|-------|
| Lot Coverage | _____ | _____ | _____ | _____ |
| Impervious Cvrg | _____ | _____ | _____ | _____ |

Additional Information _____

**BOROUGH OF BRIELLE
ORDINANCE NO. 957**

**AN ORDINANCE TO AMEND AND SUPPLEMENT
CHAPTER XXI OF THE CODE OF THE BOROUGH
OF BRIELLE ENTITLED "ZONING".**

BE IT ORDAINED, by the Governing Body of the Borough of Brielle that Chapter XXI Section 21-9.16 entitled "**Soil Removal**" be amended to include the following example to clarify the first paragraph:

(Maximum quantity of fill allowable (cubic feet) = Lot area in square feet x 0.02. Example: 15,000 square foot lot x 0.02 = 300 cubic feet maximum allowable fill).

BE IT ORDAINED, by the Governing Body of the Borough of Brielle that Chapter XXI Section 63 be supplemented by a new Section to be named Section 63.2 **Application To The Zoning Officer Prior To The Issuance Of A Construction Permit.**

63.2 (a) An application shall be made to the Zoning Officer prior to the issuance of a construction permit for the construction of a new building or structure or any addition, expansion or alteration, including the installation of a heating system, to an existing building or structure.

63.2 (b) If the Zoning Officer determines that the application complies with the provisions of Chapter XXI "Zoning" of the Code of the Borough of Brielle and any other applicable laws, the Zoning Officer may issue a zoning permit to the applicant. The applicant may then and only then request that the Construction Code Official issue a construction permit.

63.2 (c) If the Zoning Officer makes a determination that an application does not meet the provision of Chapter XXI "Zoning" or any other applicable laws, the Zoning Officer shall issue a written denial of the application and inform the applicant of the procedure to apply to the (Planning Board) for relief of the provisions of Chapter XXI "Zoning".

or Bd of Adjustment

63.2 (d) Prior to the commencement of construction of a new building or structure or the construction of an addition to an existing building or structure an applicant shall provide the following to the Zoning Officer for his review:

1. **Plot Plan.** A Plot Plan based on a survey that is no more than five years old and which shall show all existing and proposed buildings and structures on the property, and all flood elevation levels. After a written determination is made by the Zoning Officer that the new building or structure and/or proposed addition conforms with applicable zoning requirements, the Zoning Officer shall issue a zoning permit to the applicant. The applicant may then request the Construction Official to issue a construction permit.

2. **Grading Plan.** A Grading Plan prepared by a licensed engineer, land surveyor or architect shall be submitted for the construction of any new building or structure or construction of an addition having a foundation area in excess of five hundred (500) square feet to an existing building or structure. The plan must demonstrate that surface water does not flow onto neighboring properties and that the proposed grade elevation will not negatively impact neighboring properties. The grading plan shall be subject to the review and approval of the Construction Official and/or the Borough Engineer. The grading plan shall demonstrate compliance with all the provisions of 21-63.A-6.

3. **Foundation Location Survey.** A foundation location survey prepared by a licensed land surveyor or architect shall be submitted to the Zoning Officer prior to the commencement of any above grade level construction of a new building or structure or the construction of an addition having a foundation area in excess of five hundred (500) square feet to an existing building or structure. After a determination is made by the Zoning Officer that the new building or structure or an addition to an existing building conforms with applicable zoning requirements, the applicant may continue construction of all elements above the foundation of the building or structure.

4. **As-Built Survey.** An "as-built" survey shall be submitted with an application for the issuance of a certificate of occupancy for new construction of any building or structure or the construction of an addition having a foundation area in excess of five hundred (500) square feet to an existing building or structure. The "as-built" survey shall be prepared by a licensed land surveyor or architect and shall show the location of all buildings and structures and the existing finished surface elevations at all lot corners, house corners and all other locations necessary to show conformity with the grading plan.

BE IT FURTHER ORDAINED, that all Ordinances or parts of Ordinances inconsistent with the foregoing are hereby repealed, but only to the extent of the inconsistency.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect immediately upon passage and publication according to law.