



BOROUGH OF RINGWOOD

Building Department ■ Code Enforcement

Phone (973) 962-7880 Fax (973) 962-7823 building@ringwoodnj.net

SHED PACKET – PRIOR APPROVALS

ALL SHEDS AND STORAGE BUILDINGS REQUIRE PRIOR APPROVALS

Maximum accessory building height allowed without a variance is 15 foot/1.5 stories

ACCESSORY STORAGE STRUCTURES

Footprint greater than 200 Square feet AND/OR height greater than 10 feet

Prior Approvals Required ■ Permit Required ■ Footings Required

Footprint 200 Square feet or less AND a height of 10 feet or less

Prior Approvals Required ■ Permit NOT Required ■ Footings NOT Required

RESIDENTIAL STORAGE SHEDS

Residential Sheds that have a footprint 120 square feet or under, are less than 10 feet high and are placed behind the rear building wall of the residence, can be placed as close as five (5) feet to the side or rear property line.

Footprints disturbing more than 500 square feet of land require Site Plan Review by Borough Engineer

We will tell you when to submit \$150 fee and:

4 sealed topographical site plans for preliminary review (3 hard copy, 1 electronic copy)

4 sealed foundation location plans prior to framing (3 hard copy, 1 electronic copy)

4 sealed "As Built" site plans prior to issuance of Certificate of Occupancy (3 hard copy, 1 electronic copy)

INSTRUCTIONS

- Complete and submit all of the forms in the packet
- Include copy of property survey. Survey must be original size and to scale
- Homeowner completes and signs each form where indicated
- Mark up survey according to instructions on Zoning and Health forms
- Email packet and survey or drop off at the Building Department

You will be notified when the Prior Approvals review is completed



BOROUGH OF RINGWOOD

Ringwood Zoning Official

Phone (973) 962-7880 ■ Fax (973) 962-7823 ■ building@ringwoodnj.net

Request for Zoning Approval

Owner's Name _____ Work Site _____
 Address _____ Block _____ Lot _____
 Daytime Phone _____ Email _____

PROPOSED PROJECT: Above Ground Pool In Ground Pool
 Deck Patio Shed or Accessory Structure
 Addition Interior Renovations Other: _____

Dimensions: Length: _____ Width _____ Height _____

Land disturbance square footage: _____

You must provide a copy of your sealed site plan/property survey with the following notations:

- Sketch the proposed location and dimensions of your construction.
- Indicate the distance to all property lines. (See attached form for setbacks in your zone)

For Additions: Size of Addn _____ sq ft Land Disturbance of Addn _____ sq ft
 If construction is in whole or part over existing home, indicate what area of house is being raised.
 If all or portion of addition is an extension to footprint of home, sketch on and indicate dimensions.
 Footprints disturbing more than 500 square feet of land require Site Plan Review by Borough Engineer
 \$150 fee to include:

- 4 sealed topographical site plans for preliminary review (3 hard copy, 1 electronic copy)
- 4 sealed foundation location plans prior to framing (3 hard copy, 1 electronic copy)
- 4 sealed "As Built" site plans prior to issuance of Certificate of Occupancy (3 hard copy, 1 electronic copy)

Signature of Homeowner _____ Date _____

For Office Use Only

Approved by _____ Date _____

Denied by _____ Date _____

Applicant Notified? Yes _____ No _____

Comments _____

Routed date _____

Health _____

Assessor _____

Zoning _____

Water _____



BOROUGH OF RINGWOOD

Health Department

Phone (973) 962-7079 ■ Fax (973) 962-7823

Request for Health Department Approval

Owner's Name _____ Work Site _____

Address _____ Block _____ Lot _____

Daytime Phone _____ Email _____

- Proposed Project:
- Above Ground Pool In Ground Pool
- Deck Patio Shed or Accessory Structure
- Addition Interior Renovations Other: _____

To approve your proposed project, the following information must be supplied:

1. On a copy of your site plan/property survey:
 - Sketch the proposed location of your construction.
 - Indicate the location of your septic system and well or public water service line from the street to the house.
 - Indicate the distances between all septic components, water lines or well and the proposed project.
2. A copy of your most recent pumping permit (if available).
3. For Additions and Interior Renovations:
 - An inside floor plan of all levels of the existing house with all rooms labeled.
 - An inside floor plan showing all the levels of the proposed structure with all rooms labeled.
 - Existing # of bedrooms _____ Proposed additional bedrooms _____ Total _____
 - Proposed additional square feet _____
 - Proposed additional bathrooms _____

Note: Be advised that your septic system may not be in conformance with state and local codes. Before approval for the work you have proposed can be granted, you may be required to upgrade your system to current standards.

Signature of Homeowner _____ Date _____

For Office Use Only

Denied by _____ Date _____

Comments _____

Applicant Notified? Yes _____ No _____

Approved by _____ Date _____



BOROUGH OF RINGWOOD

Building Department

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Certification of Highlands Exemption #5

Date: _____

Owner: _____

Property Address: _____

Block: _____ Lot: _____

Description of Project: _____

The aforementioned project is located wholly within the Highlands Preservation Area and Highlands regulations restrict development. However, the Highlands Rules at N.J.A.C 7:38-2.3 set forth various exemptions. Borough of Ringwood tax records indicate that this dwelling was in existence prior to August 10, 2004 and, therefore, qualifies for **Exemption #5** defined as: **"Any improvement to a lawfully existing single-family dwelling in existence on August 10, 2004, including but not limited to an addition, garage, shed, driveway, porch, deck, patio, swimming pool, or septic system, as long as the improvement maintains the use as a single-family dwelling as defined by code or ordinance in the municipality in which the dwelling is located and does not permit use of the structure as a multiple until dwelling."**

Therefore, the proposed Project is deemed **exempt** from the provisions of the Highlands Rules, subject to the following limitation (s):

"If the Borough of Ringwood subsequently determines the information submitted to obtain this decision is inaccurate, the exemption shall be void."

This exemption determination is limited to the land area and specific scope of the activities described herein or as shown on a survey of the property. This determination does not eliminate the need for any permits, approvals, or certifications required by any other Federal, State, County, or municipal review agency with jurisdiction over this activity, including, but not limited to, freshwater wetlands or flood hazard permits or review of storm-water management.

Homeowner Date

Assessor Date

Highlands Exemption Designee Date

AREA, BULK AND YARD REQUIREMENTS BY ZONING DISTRICTS IN THE BOROUGH OF RINGWOOD, NEW JERSEY

Zone	Minimum Area Requirements					Maximum Bulk Requirements				Minimum Yard Requirements		
	District	Lot Area (Sq. Ft.)	Lot Width (Ft.)	Lot Depth (Ft.)	Maximum Disturbed Land Area %**	Improved Lot Coverage %***	Lot Coverage %***	Bldg. Ht. Principal Ft. Stories	Front Yard (Ft.)	Each Side Yard (Ft.)	Rear Yard Principal / Accessory	
R-20	Single-Family	20,000	100	175	50	35	25	35	35	15	35 / 20	
R-40	Single-Family	40,000	150	200	30	25	20	35	35	30	50 / 35	
R-40V and R-80V	Single-Family w/ Public Water	40,000	150	200	See Schedule	25	20	35/40	2 1/2	30	50 / 35	
	Single-Family w/o Public Water	80,000	200	250	Below	20	18					
RT-40	One-Family & Two-Family	40,000	150	200	40	35	25	35	2 1/2	30	50 / 35	
	EXISTING CONDITIONS											
	PROPOSED PROJECT											

Zone	Lot Area (Sq. Ft.)	Maximum Disturbed Land Area* (% of Lot)
	0— 40,000	30.0%
	40,001— 50,000	28.0%
	50,001— 60,000	25.0%
	60,001— 70,000	23.2%
	70,001— 80,000	21.0%
	80,001— 90,000	19.5%
	90,001— 100,000	18.0%
	100,001— 110,000	17.0%
	110,001— or more	16.0%

Lot Coverage shall mean the percentage of a lot area which is occupied by buildings and accessory structures including swimming pools, porches, decks, chimneys and other related building appurtenances but not including walkways, driveways, patios, tennis courts, open parking areas and loading areas.

Improved Lot Coverage shall mean the percentage of lot area which is improved with principal and accessory buildings, structures and uses including, but not limited to, driveways, tennis courts, parking areas, garages, walkways, patios, loading areas, hard surfaces or other man-made improvements. Detention or retention basins shall be excluded from such calculations provided same is constructed of natural materials.

Maximum Disturbed Land Area shall mean all land outside of the allowable disturbed areas shall be left in its natural state and no trees, shrubs, vegetated ground cover, top soil or other natural features shall be moved or altered.

Complete this section and sign below:

Is any portion of the lot a designated floodway or flood hazard area? Yes ___ No ___

Is a wetland area located on the lot? Yes ___ No ___

Signature of Homeowner: _____



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Remember to Call for Inspections !!

NOTICE

It is the joint responsibility of the Homeowner and the Contractor to ensure that all required inspections are scheduled throughout construction and upon completion of the work.

- The Uniform Construction Code states, "Upon completion of the building or structure and before issuance of a certificate of use and occupancy required herein, a *final inspection shall be made.*" NJAC 5:23-2.18(d)
- A building or structure hereafter erected shall not be used or occupied in whole or in part until a form of certificate of occupancy shall be issued by the Construction Official. NJAC 5:23-2.23(a)

Noncompliance of the above provisions of the UCC is a violation, and pursuant to NJAC 5:23-2.31(b)4, a monetary penalty shall be issued immediately.

Therefore, please take note that if final inspections are not called for within a reasonable length of time after completion of the work, and prior to occupancy of a new dwelling or addition, a **violation notice will be issued along with a penalty of up to \$2,000.00.**

Homeowners take note:

Final payment to the contractor is not required to be made before a final inspection is performed. [NJ Division of Consumer Affairs Rule NJAC 13:45A-16.2(a)10.ii]

Contractors take note:

You are a joint owner of the permit along with the property owner, therefore you share the same responsibility for complying with the Uniform Construction Code.

Michael A. Hafner
Construction Code Official

Owner Signature _____

Date _____

Contractor Signature _____

Date _____