

BOROUGH OF CALIFON ZONING PERMIT APPLICATION

Borough of Califon Zoning Office  
Municipal Building  
P.O. Box 368  
39 Academy St  
Califon, NJ 07830  
www.califonboro.net

Zoning Officer, William Skene  
Email: [wskene@califonboro.net](mailto:wskene@califonboro.net)

Permit Fee \$25.00

Phone Contact: (908) 832-7850 ext. 208

This Application must be completely filled out or it will be deemed incomplete and not reviewed by the Zoning Officer of the Borough of Califon.

**\*\* A Survey must be submitted with this application showing the existing structure[s] and any proposed structure[s] and/or additions to the property, including buildings, structures, decks, patios, pools, walls, driveways, parking area and other impervious surfaces.**

1. Name of Property Owner: \_\_\_\_\_
2. Name of Applicant: \_\_\_\_\_
3. Street address of property where work shall commence: \_\_\_\_\_

4. Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Zone: \_\_\_\_\_
5. Daytime Phone Number: \_\_\_\_\_ Evening: \_\_\_\_\_
6. Email: \_\_\_\_\_
7. Description of proposed construction on site:

\_\_\_\_\_

\_\_\_\_\_

8. Use of the Premises:

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

\_\_\_\_\_

9. Height of the structure:

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

10. Does the lot have access to a public road? \_\_\_\_\_

11. Is the site included on the Borough's List of Historic Sites [on file in Borough Clerk's Office]. \_\_\_ Yes \_\_\_ No

-over-

12. Are there any of the following critical areas within the lot?

Flood Plain  Yes  No

Wetlands  Yes  No

Slopes of 15% of more  Yes  No

If yes, exactly how much land is deemed critical? \_\_\_\_\_

After critical areas have been deducted, are minimum lot size requirements met?  Yes  No

13. Califon Borough is located entirely within the Highlands Preservation Area of the New Jersey Highlands. Consequently, all Applicants for development are required to seek approval of the proposed development from the New Jersey Department of Environmental Protection [NJDEP], unless the Borough has determined that the proposed development qualifies for one of the Highlands Exemptions provided by the law. Please answer the following questions:

a. Has the Applicant applied for and obtained a Highlands Area Preservation Area approval from NJDEP?

Yes [applied for]  Obtained [attach copy]  Neither

b. Does the lot in question contain a **dwelling** that was constructed on the lot prior to August 10, 2004?  Yes  No

**NOTE:** If the answer to the questions asked in part 13.b above is YES, then the Application is qualified for the Exemption No. 5; the Highlands Council will be notified that the Exemption was issued, with appropriate documentation, and no further action is required by the applicant.

If the answer to the questions asked in 13.b is NO, then the Applicant must file a Highlands Exemption Determination Application to determine if the application qualifies for one of the Exemptions permitted by law. [\$150.00 Application Fee is required to be paid, as well as a \$500.00 Escrow Fee, Per Ordinance 2014-05. Separate checks, payable to Califon Borough.

Applicant's Signature: \_\_\_\_\_

( ) Zoning Approval \_\_\_\_\_ Date: \_\_\_\_\_

( ) Zoning Denial \_\_\_\_\_ Date: \_\_\_\_\_

Denied for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If qualified for Exemption No. 5, notification with documentation sent to the Highlands Council and copy sent to the Califon Planning Board :  Yes, Date Sent: \_\_\_\_\_

For Office Purposes: \$25.00 Zoning Permit Fee Form of Payment  Cash  Check# \_\_\_\_\_

Date Received: \_\_\_\_\_

### Schedule of Area, Yard and Building Requirements

| Zone             | Lot Area       | Average Width | Lot Frontage | Floor Area    | Minimum Required Yards |                |                 |                    |                        |                        | Impervious Surface Coverage | Floor Area Ratio | Density D.U./Acre | Building Height <sup>(2)</sup> |                    |
|------------------|----------------|---------------|--------------|---------------|------------------------|----------------|-----------------|--------------------|------------------------|------------------------|-----------------------------|------------------|-------------------|--------------------------------|--------------------|
|                  |                |               |              |               | Principal Building     |                |                 | Accessory Building |                        |                        |                             |                  |                   | Principal Building             | Accessory Building |
|                  |                |               |              |               | Front                  | Each Side Yard | Both Side Yards | Rear Yard          | Side Yard Line         | Rear Yard Line         |                             |                  |                   |                                |                    |
| R-1              | 3 acres        | 200 feet      | 150 feet     | 2,000 sq. ft. | 75 feet                | 25 feet        | 60 feet         | 50 feet            | 25 <sup>(1)</sup> feet | 25 <sup>(1)</sup> feet | 5 percent                   | N.A.             | .33               | 2 1/2 stories and 35 feet      | 15 feet            |
| R-2              | 1 acre         |               | 150 feet     | 1,500 sq. ft. | 50 feet                | 20 feet        | 50 feet         | 50 feet            | 20 <sup>(1)</sup> feet | 20 <sup>(1)</sup> feet | 15 percent                  | N.A.             | 1.00              | 2 1/2 stories and 35 feet      | 15 feet            |
| R-3              | 22,000 sq. ft. |               | 100 feet     | 1,200 sq. ft. | 40 feet                | 15 feet        | 35 feet         | 40 feet            | 10 <sup>(1)</sup> feet | 10 <sup>(1)</sup> feet | 20 percent <sup>(3)</sup>   | N.A.             | 2.00              | 2 1/2 stories and 35 feet      | 15 feet            |
| General Business | 12,000 sq. ft. | 50 feet       | 50 feet      | N.A.          | 25 feet                | 10 feet        | 20 feet         | 10 feet            | 10 feet                | 10 feet                | 40 percent                  | .15              | N.A.              | 2 1/2 stories and 35 feet      | 15 feet            |
| Highway Business | 30,000 sq. ft. | 100 feet      | 100 feet     | N.A.          | 50 feet                | 15 feet        | 30 feet         | 25 feet            | 10 feet                | 10 feet                | 40 percent                  | .15              | N.A.              | 2 1/2 stories and 35 feet      | 15 feet            |

Notes:

- (1) A storage shed measuring one hundred twenty (120) square feet or less, whether permanently affixed to the ground or not, is exempted from this requirement but shall be set back a minimum of five feet from a side or rear lot line. See Section 16.12.030(E) of this title for additional regulations pertaining to accessory buildings and structures.
  - (2) See Section 16.12.010(F) of this title for height exceptions.
  - (3) All lots in the R-3 zone may be permitted an additional five hundred (500) square feet of impervious surface coverage (beyond the twenty (20) percent limit) provided such additional impervious surface coverage is used exclusively for an open construction deck, including steps. Open construction shall mean uncovered, with at least one-fourth inch of space between floorboards.
- (Ord. 2002-08 § 1C; Ord. 1998-06 § 2 (part), Ord. 1996-02 § 12; Ord. 1993-008 § 203)

