

REQUEST FOR ZONING REVIEW

Borough of Pine Beach
Office of Zoning

Date _____ Case # _____

Paid _____ Check # _____

Owner _____

Tel# _____

Address _____

Email _____

Contractor _____

Tel# _____

Contractor Address _____

Contr. Email _____

Work Site Location _____

Block / Lot _____ / _____

Property Line Setbacks for Proposed Project Front____ Rear____ Sides____ /____ Lot Coverage____%

Describe Project:

Which documents have you attached w/application? Survey Plot Plan Drawing Other _____

I have attached payment for the review along with two copies of the survey, plot plan or specifications for the project. I have also indicated the location and listed measurements to property line set backs above and marked them on the survey. I understand that I am applying for and requesting a review from the Zoning Officer for the project described within. I agree to grant access to my property for all necessary inspections by Zoning, Code Enforcement and or Construction Officials. Failure to do so may result in rejection. I further understand that any approval from the Zoning Officer does not relieve me from obtaining any required permits to complete the project. All required permits are to be obtained prior to the start of the project. Additionally, I agree to abide by all local zoning ordinances and will remain in the footprint described above.

Owner / Agent

Date

OFFICIAL USE BELOW

APPROVED ()

DISAPPROVED ()

REMARKS _____

Zoning Officer

Date

Subsequent Review

APPROVED ()

DISAPPROVED ()

REMARKS _____

Zoning Officer

Date



ZONING PERMITS

Phone (732) 349-6425 FAX (732) 240-0533
 WWW.PINEBEACHBOROUGH.US

Any projects that change or add to the footprint of your residential or commercial building, accessory building or structure (shed, detached garage, gazebo, pergola, tent, carport, equipment such as a generator, pump or AC condenser), sign, pool (above and in ground), solar, decks, fence all require an approved Zoning Permit—as do projects that change grading soil level of a foot or more. Projects and additions to existing buildings or properties that have lots or setbacks or other elements that do not conform to Pine Beach Code are also required to have a Zoning Permit before requests for Construction permits will be accepted.

Depending on the nature and scope of the changes or additions, some projects only require approval of a Zoning Permit, while others require Zoning Permit approval first and then approval of Construction Permits.

To obtain a Zoning Permit, please provide the appropriate materials needed for approval at time of submission. A survey, plot plan, grading plan may be necessary for your project. Please contact the Zoning Officer Gary Stocco for specific requirements at GStocco@PineBeachNJ.gov.

The Zoning Officer reviews Zoning Permit applications on Wednesdays from 1:00 PM to 2:00 PM at the office on the main level of Borough Hall.

Application Fees – to be made out to Pine Beach Borough and submitted with completed application

Residential Applications	Application Fee	Escrow Fee (separate payment)
Residential fence	\$ 50	
Residential storage shed	\$ 50	
Any other residential project not specified on this list	\$100	
Swimming pool	\$100	\$500
Residential new construction, renovation or addition* \$100*		\$500
(*Additional \$50 as-built zoning inspection fee will be due for final compliance and certificate release)		

Commercial property applications	Application Fee	Escrow Fee (separate payment)
Non-residential new construction*	\$100*	\$500
(*Additional \$50 as-built zoning inspection fee will be due for final compliance and certificate release)		
Non-residential renovations or alterations*	\$100*	\$500
(*Additional \$50 as-built zoning inspection fee will be due for final compliance and certificate release)		

Notes for both residential and commercial applications:

- 1) Escrow deposit fee of \$500 for projects with one foot or more of soil disturbance or at the discretion of the Zoning Officer (separate payment also to Pine Beach Borough).
- 2) As-built survey review fee of \$50 is required for new construction, renovations, additions, and certain other projects as determined by the zoning officer and is due at end of construction and applying for Certificate of Approval or CO.

Forms and information available on PineBeachBorough.us website at www.pinebeachborough.us/permits.htm#zon

[Zoning Map](#)

[Link to Pine Beach eCode – Online Searchable Code Book](#)

[Link to Setback Schedule – Zoning Uses and Requirements](#)

ZONING AND SUBDIVISION

175 Attachment 5

SCHEDULE OF USES AND REQUIREMENTS

Zone District	Permitted Uses	Minimum Lot Requirements ¹					Principal Building			Minimum Yard Requirements							
		Area (square feet)	Frontage (feet)	Depth (feet)	Width (feet)	Front (feet)	Rear (feet)	Side			Accessory Uses			Maximum Building Height (feet)	Maximum Lot Coverage (percent)	Impervious Surface (percent)	
								1 (feet)	Both (feet)	Front (feet)	Rear (feet)	Side (feet)	Front (feet)				Rear (feet)
R-150	Single-family dwellings	30,000	150	200	150	50	50	20	45	50	25	20 ²	25	25	25		
R-120	Single-family dwellings	15,000	120	125	120	35	35	20	40	35	25	10 ²	25	25	20		
R-75	Single-family dwellings	9,375	75	125	75	25	25	10	20	25	10	10 ²	25	25	25		
R-2 ^{3,4}	All permitted uses	2 ac	200	120	200	15	15	5	15	15	5	5	55 ⁵ (peaked roof) 45 (flat roof)	50	50	75	
B-1	Highway shopping centers	200,000	400	500	400	100	100	100	175	75	75	75	35	50			
Free-standing permitted uses	40,000	200	200	200	50	50	25	60	50	50	20	35	25				
All other permitted uses	40,000	200	200	200	50	50	20	50	50	50	20	35	25				

NOTES:

¹ [Amended 9-9-1980 by Ord. No. 80-08-280]

² [Amended 10-31-1981 by Ord. No. 81-11-298]

³ [Added 9-8-1999 by Ord. No. 99-09-535]

⁴ Pursuant to Section V of Ordinance No. 99-09-035; the total number of units allowed in the R-2 Zone by reason of this ordinance shall be no more than 210. For the purpose of this ordinance, a unit shall be defined as any room walled and doored so as to be a separate private sleeping area for the occupancy of one or two persons and having private bathroom facilities in such room.

⁵ For the R-2 Zone only, height is measured from the average grade at the building to the highest point of the finished roof.