



# BOROUGH OF CHESTER

50 North Rd.  
Chester NJ 07930  
908-879-3660 Ext. 2115  
[zoning@chesterborough.org](mailto:zoning@chesterborough.org)

## ZONING PERMIT APPLICATION

**Purpose:** Obtaining a Zoning Permit is required before applying for a Certificate of Occupancy or a Building Permit. The purpose of a Zoning Permit is to ensure the building, structure and/or use complies with the zoning requirements of the Borough of Chester including setbacks, use, and building coverage. The owner and/or applicant will be notified within 10 business days from the date of receipt of this application that the Zoning Permit has been approved, denied (with reasons), or the application is deemed incomplete.

### OWNERSHIP INFORMATION

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

### APPLICANT INFORMATION (If different from ownership)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

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

### OFFICE USE ONLY

Application #: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

Reason: \_\_\_\_\_

Date Stamp: \_\_\_\_\_

### Fees

**\$50.00-** Pools requiring building permits, fences, sheds, decks, patios, change impervious coverage & accessory structures, permanent signs & temporary banners  
**\$100.00-** New house-addition & sidewalks

**Checks made payable to The Borough of Chester**

**\*\*Please provide a correctly scaled property survey with this application and show the proposed work drawn to scale including setbacks, height, and dimensions, etc. Provide photos of the area of proposal. \*\***

( ) New Construction ( ) Addition ( ) Shed/Garage ( ) Deck ( ) Porch ( ) In-ground pool ( ) Above-ground pool  
( ) Hot Tub ( ) Sign ( ) Change of Use ( ) Patio ( ) Gazebo ( ) Finished Basement ( ) Other \_\_\_\_\_

Describe in detail the intended use and dimensions of the structure, addition, shed, fence, etc., that is to be built or displayed:

Has the above premises ever been the subject to any prior applications to the Land Use Board to the applicants' knowledge? (If so, state the date of the application, results, and attach a copy of the decision. \_\_\_\_\_)

- ✓ I certify that the information submitted is correct and that the location of the proposed shown on the submitted survey including setbacks, and all other pertinent dimensions and information is correct and will be built in compliance with app applicable provisions of The Borough of Chester Codes.
- ✓ I understand that if it is determined that the information provided is not correct, or the proposed location of the structure is not as shown on the submitted survey, The Borough of Chester Codes may institute the appropriate action or proceedings to abate the violation and I will be subject to penalties as per **Chapter 163-64 Violations and penalties.**
- ✓ Applicant, in addition to certifying the above, I certify that the proposed work is authorized by the owner, and I have been authorized by the owner to make this application on the owner's behalf.

Owner/Applicant Name (print): \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Zone: \_\_\_\_\_

## Maximum Improved Lot Coverage Worksheet

All uses in R-LD and R-HD Zones			
Based Lot Area (acres)	Base Lot Area (square feet)	Permitted Based Coverage (square feet)	Permitted Incremental Coverage Factor
0.000	0	0	45.00%
0.125	5,445	2,450	35.00%
0.250	10,890	4,356	30.00%
0.375	16,335	5,990	25.00%
0.500	21,780	7,351	20.00%
0.750	32,670	9,529	17.50%
1.000	43,560	11,435	15.00%
1.250	54,450	13,068	12.50%
1.500	65,340	14,429	10.00%
1.750	76,230	15,518	6.67%
2.000	87,120	16,245	3.33%
3.000	130,680	17,695	3.33%
5.000	217,800	20,596	3.33%

- Determine zoning district: \_\_\_\_\_
- What is your maximum lot coverage % in your zone? \_\_\_\_\_ %
- What is the total square footage of your lot? \_\_\_\_\_ sq. ft
- Give the total square footage of the following coverage:

	Existing	Proposed
Single family home / attached garage	_____	_____
Detached Garages	_____	_____
Driveways-asphalt/gravel	_____	_____
Sidewalks-concrete/paver/gravel etc.	_____	_____
Porches	_____	_____
Enclosures	_____	_____
Patios-concrete/paver/gravel, etc.	_____	_____
Decks	_____	_____
Sheds	_____	_____
Pools or Hot Tubs	_____	_____
Accessory Structures	_____	_____
Other-Please List	_____	_____

Total lot coverage (a) \_\_\_\_\_ sq. ft.

\_\_\_\_\_ sq. ft. X \_\_\_\_\_ % = (b) \_\_\_\_\_ sq. ft. of additional coverage  
 Additional Lot Size Max.% = Additional Lot Coverage

(a) \_\_\_\_\_ < \_\_\_\_\_  
 Total lot coverage must be less than permitted base coverage + additional coverage