



River Vale Building Department
406 Rivervale Road, River Vale NJ 07675
Construction Official and Zoning Official, Bob Rusch
(201) 664-2346 ext. 1025

PERMIT # _____

Fee: \$40 ZONING REVIEW

Dumpster Only: \$25 Fee

ZONING PERMIT APPLICATION

Check # _____

Received By: _____

Date: _____

Approved

Denied

Date: _____

Block: _____

Lot: _____

Zone: _____

Work Site Location: _____

Applicant: _____ Email: _____

Address: _____ Phone: _____

Owner: _____ Email: _____

Address: _____ Phone: _____

Driveway Patio/Walkway/Steps Deck/Porch Retaining Wall Fence Pool/Hot Tub

Shed A/C or Generator New Construction Addition Dumpster Other

Description of Work:

Is this a corner lot? YES _____ NO _____

Is the project within a flood zone or wetlands? YES _____ NO _____

Will you be removing any trees on the property? YES _____ NO _____

Will you be moving any soil on the property? YES _____ NO _____

If yes, how much soil? _____ cubic yards

(Note: Any soil movement will require a Soil Movement Permit)

Application must be accompanied by:

- Site Plan or Property Survey detailing project and all dimensions
- Bulk requirement sheet for the appropriate zone
- Zoning Review Fee – check made out to “Township of River Vale” for \$40.00

ADDITIONAL FEES MAY APPLY FOR RELEASE OF THE ZONING PERMIT

Applicant Signature _____ Date _____

Zoning Officer _____ Date _____

Notes: _____

***Incomplete applications will not be accepted**



ZONE BULK REQUIREMENTS

Principle Structure			
“A” ZONE	Required	Existing	Proposed
Min. Lot Area	18,000		
Min. Lot Frontage	120’		
Front Yard Setback	35’		
Side Yard Setback	40’ (Min. 15’ Side)		
Rear Yard Setback	30’		
Max. Building Height	32’		
Max. Building Coverage	25%		
Max. Stories	2 1/2		
Max. Impervious Coverage	40%		
Principle Structure			
“B” ZONE	Required	Existing	Proposed
Min. Lot Area	10,000		
Min. Lot Frontage	75’		
Front Yard Setback	25’		
Side Yard Setback	20’ (Min. 10’ Side)		
Rear Yard Setback	30’		
Max. Building Height	30’		
Max. Building Coverage	25%		
Max. Stories	2 1/2		
Max. Impervious Coverage	40%		
Accessory Buildings			
Max. Number of Buildings	3		
Max Number Over 150sqft to 600sqft	1		
Rear/Side Yard Setback	10’		
Max. Number 150sqft or Less	2		
Rear/Side Yard Setback	5’		
Max. Height of Structure	14’		

- All residential properties must have 2 off street parking spaces
- Decks, Fences, Tennis Courts, and In-ground Swimming Pools have additional requirements
- Corner lots have 2 front yards and must meet front yard setback requirements
- All setbacks are taken in feet from the property line to the nearest portion of the principal building, including overhangs
- It is the responsibility of the homeowner to ensure that their fence is installed on their property and not beyond the property line

The above-mentioned Zone Bulk Requirements are to be prepared by a New Jersey licensed engineer/architect/contractor. All measurements and calculations shall be certified by same.

Licensed Engineer/Architect/Contractor: _____
 Telephone: _____ Email: _____ Address: _____

***Incomplete applications will not be accepted**