



Florham Park Borough Construction Department

111 Ridgedale Ave.

Florham Park, NJ 07932

973-410-5346 (Fax) 973-410-5490

APPLICATIONS FOR DEMOLITION OF DWELLINGS

MUST INCLUDE THE FOLLOWING:

1. Closure letters from all utilities connected to the structure, including but not limited to the following:
 - a. Electric (JCPL)
 - b. Gas (PSEG)
 - c. Sewer Dept.
 - d. Water Dept.
2. Rodent Abatement Letter dated 10 days prior to demolition
3. Signed and dated letter stating the following:
 - a. Either a permit application to remove OR a letter stating there are no UST's on the property
 - b. There is no asbestos present in the home (From Licensed Asbestos Abatement Co.)
 - c. There will be no trees cut OR a copy of the approved Tree Removal Permit
 - d. A Letter stating you have informed both the Fire & Police departments of impending demolition
4. If Applicable, Approval from Morris County Soil Erosion if disturbing over 5000 sq. ft. (see enclosed)
5. Completed Building Subcode and Permit Application Folder
6. **A 6' chain link securable fence shall be installed before the demolition takes place and shall remain until new home is backfilled, framed, sheathed, secured and approved by the Construction Official.**
7. If new foundation is not to be excavated immediately, then property is to be filled, leveled, seeded and maintained properly until new construction takes place in accordance with the municipal maintenance code

NOTE: MUST INSTALL 6 ft chain link fence, per ordinance No. 13-15, around the perimeter of excavation site prior to commencement of work.



Borough of Florham Park

111 Ridgedale Avenue
Florham Park, New Jersey 07932

(P) 973-410-5316

(F) 973-410-5498

www.fpboro.net

Water Service Line requirements for demolition:

The Florham Park Water Department will locate your curb box and shut off your water. We are only responsible up to that point.

1. A 24 hour notice is required for the inspection of the disconnected water line.
2. The utility requires 2' away from the curbox to disconnect towards the house.
3. The location of the cut line must be clearly marked with a stake after the backfill.
4. A Re-Connection fee payable to the Florham Park Water Utility is due at the time of permits. Please provide the utility with your name and mailing address for an invoice.
5. When the water service is reconnected to the curb box, a re-connection inspection must be completed. Notice is required for the inspection.

****If you need temporary water, must install your own temporary shut off valve or spigot. It must be protected from weather conditions and vandalism. Contact us for temporary water fees. All fees are due at the time of permits.**

Thank you.

Alex Zipeto
Florham Park Water Department
111 Ridgedale Ave.
Florham Park, NJ 07932
pcrincoli@fpboro.net



Borough of Florham Park

111 RIDGEDALE AVENUE
FLORHAM PARK, NEW JERSEY 07932

(P): 973-410-5300

(F): 973-377-5749

www.florhamparkboro.net

Sewer Line requirements for demolition:

We may be able to provide a sketch which is for informational purposes only to aid you in the location of the line.

1. A minimum **24 hour notice** is required for the inspection of a capped sewer line by the Florham Park Sewer Utility. A sewer inspection form will be filled out when it is completed and the Building Department will be notified.
2. The FPSU is now requiring a cleanout to be installed at the place of the disconnect. The Utility requires the 4" sanitary sewer lateral cleanout to be temporarily sealed with a 4" rubber test cap located 1' foot from the right-of-way line, outside the right-of-way.
3. The location of the capped line must be clearly marked with a raised cleanout after the backfill.
4. A Re-Connection fee of \$3,722.00 payable to the Florham Park Sewerage Utility is due at the time of permits. Please provide the utility with your name and mailing address for an invoice.
5. When the sewer lateral is reconnected to the main, a re-connection inspection must be completed. A **24 hour notice** is required for the inspection by the Florham Park Sewer Utility. **In order to successfully pass the re-connection inspection, the house sewer connection diagram must be completed during or before the inspection for future cleanout reference.** It can be returned to the Florham Park Sewer Utility at PO Box 131, Florham Park, NJ 07932 or via email to sherold@fpboro.net

Thank you.

Joseph DePasquale
Florham Park Sewerage Utility
P.O. Box 131
31 Vreeland Road
Florham Park, NJ 07932

FLORHAM PARK SEWERAGE UTILITY FIELD LOCATION OF HOUSE SEWER CONNECTION

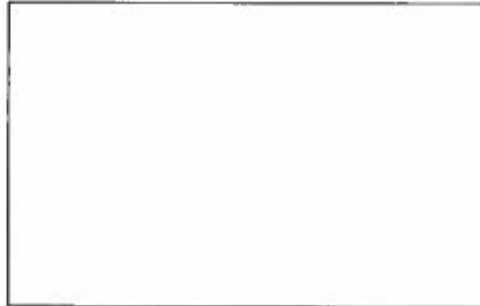
Name of Owner: _____

Date: _____

Block and Lot: _____

Address: _____

Instructions: Indicate in the sketch below the route of the house sewer, measurements, type of line, depth, clean outs, elbows, bends, any obstructions (such as trees, utility poles, shrubs, hydrants, driveways, etc.), location of the FPSU main sewer line and measurements from each corner of the building's foundation to the cleanout located at the curb line. Please add any detached buildings or identifying elements of the house structure to the sketch below. Return sketch to the FPSU at PO Box 131, Florham Park, NJ 07932 or via email to sherold@fpboro.net





BUILDING SUBCODE TECHNICAL SECTION



Date Received
Control #
Date Issued
Permit #

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block _____ Lot _____ Qualification Code _____
Work Site Location _____

Owner in Fee: _____
Tel. () _____ e-mail _____
Address _____ street _____ municipality _____ zip code _____
Contractor: _____ Tel. () _____
Address _____ e-mail _____

Contractor License No. or Builder Registration No. _____ Exp. Date _____
Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____
Federal Emp. ID No. _____ FAX: () _____

JOB SUMMARY (Office Use Only)

PLAN REVIEW	Date	Initial	INSPECTIONS	Dates (Month/Day)	Failure	Approval	Initial
<input type="checkbox"/> No Plans Required	_____	_____	Type: _____	_____	_____	_____	_____
<input type="checkbox"/> All	_____	_____	Footings	_____	_____	_____	_____
<input type="checkbox"/> Footings/Foundations	_____	_____	Bonding	_____	_____	_____	_____
<input type="checkbox"/> Structural/Framework	_____	_____	Foundation	_____	_____	_____	_____
<input type="checkbox"/> Exterior	_____	_____	Slab	_____	_____	_____	_____
<input type="checkbox"/> Interior	_____	_____	Frame	_____	_____	_____	_____
	_____	_____	Truss Sys./Bracing	_____	_____	_____	_____
	_____	_____	Barrier-Free	_____	_____	_____	_____
Joint Plan Review Required:							
<input type="checkbox"/> Elec. <input type="checkbox"/> Plumb. <input type="checkbox"/> Fire <input type="checkbox"/> Elevator	_____	_____	Insulation	_____	_____	_____	_____
SUBCODE APPROVAL for PERMIT							
Date:	_____	_____	Finishes -Base Layer	_____	_____	_____	_____
Approved by:	_____	_____	Finishes -Final	_____	_____	_____	_____
	_____	_____	Energy	_____	_____	_____	_____
	_____	_____	Mechanical	_____	_____	_____	_____
SUBCODE APPROVAL for CERTIFICATE							
<input type="checkbox"/> CO <input type="checkbox"/> CCO <input type="checkbox"/> CA	_____	_____	TCO	_____	_____	_____	_____
Date:	_____	_____	Other	_____	_____	_____	_____
Approved by:	_____	_____	Final	_____	_____	_____	_____
	_____	_____	Barrier-Free	_____	_____	_____	_____

B. BUILDING CHARACTERISTICS

Use Group Present _____ Proposed _____ Constr. Class Present _____ Proposed _____
 No. of Stories _____ If Industrialized Building: State Approved _____ HUD _____
 Height of Structure _____ ft. Est. Cost of Bldg. Work:
 Area — Largest Floor _____ sq. ft. 1. New Bldg. \$ _____
 New Bldg. Area/All Floors _____ sq. ft. 2. Rehabilitation \$ _____
 Volume of New Structure _____ cu. ft. 3. Total (1+2) \$ _____
 Max. Live Load _____
 Max. Occupancy Load _____

U.C.C. F110 (rev. 11/05)
Internal version

C. CERTIFICATION IN LIEU OF OATH
I hereby certify that I am the (agent of) owner of record and am authorized to make this application.
Sign here: _____

Print name here: _____
D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

TYPE OF WORK:

New Building
 Addition
 Rehabilitation
 Roofing
 Siding
 Fence _____ Height (exceeds 6')
 Sign _____ Sq. Ft.
 Pool
 Retaining Wall _____ Sq. Ft.
 Asbestos Abatement Subchapter 8
 Lead Haz. Abatement NJAC 5:17
 Radon Remediation
 Other _____
 Demolition

FEE (Office Use Only)
\$ _____

Administrative Surcharge \$ _____
 Minimum Fee \$ _____
 State Permit Surcharge Fee \$ _____
 TOTAL FEE \$ _____

Applicant: When submitting this form to your Local Construction Code Enforcement Office, please provide one original plus three photocopies.



Florham Park Engineering Department
111 Ridgedale Avenue
Florham Park, NJ 07932
973-410-5346 FAX 973-410-5490

INFORMATION REGARDING DEMOLITION & REBUILDING OF SINGLE FAMILY
HOMES
SOIL EROSION AND SEDIMENT CONTROL PLAN
(as of July 1, 2005)

FROM: MORRIS COUNTY SOIL CONSERVATION DISTRICT
MORRIS COUNTY COURTHOUSE
PO BOX 900
MORRISTOWN, NJ 07963-0900

ATTENTION; "TEAR-DOWNS/REBUILD" that exceed 5,000 square feet of disturbance are Considered a "project" per the New Jersey Soil Erosion and Sediment Control Act.

A "project" includes, but is not limited to, any disturbance of more than 5,000 square feet of surface area, which requires a construction permit per the State Uniform Construction Code and involves the demolition of more or more structures. The 5,000 square feet of soil disturbance takes into account not only the demolition of a previous structure, but also all disturbance that will subsequently take place including the building of a new structure, driveways, tree removal, grading, etc.

The demolition of a structure, such as a single family house, and the subsequent rebuilding of a structure on the same site where the total disturbance exceeds 5,000 square feet is considered a project and therefore must obtain certification by the local Soil Conservation District before any disturbance can proceed.

Please be advised that as per the New Jersey Soil Erosion and Sediment Control Act (NJSA 4:24-42), no project shall be undertaken unless the applicant has submitted to the district with local jurisdiction a plan for soil erosion and sediment control for such project, and the district has certified the plan. If your project **does not** exceed 5,000 square feet, you are required to supply the Construction Office with a Letter of Exemption.

Please contact the Morris Count Soil Conservation District with any additional questions at (973)-285-2953.



Florham Park Construction Office
Phone 973-410-5346 Fax 973-410-5490

Kevin Guilfoyle, Construction Official
KGuilfoyle@fpboro.net or 973-410-5352
Janet Doherty (JDoherty@fpboro.net) is the Technical Assistant to the Construction Official
and Florham Park Zoning Official.

Permit applications accepted daily from 9:00 am to 4:00 pm in lobby drop box or via mail.
Please email inspection requests to kferrara@fpboro.net and klinden@fpboro.net
Inspection requests require the following information:

- 1) Permit number
- 2) Type of inspection requested (Building, Electrical, Plumbing, Fire)
- 3) Day of the requested inspection.
- 4) Telephone number for contact purposes if your request cannot be accommodated

Minimum of 24 hour notice for all inspection requests, ALL TIMES ARE APPROXIMATE:

Building inspections are Monday thru Friday 8:30 am to 4 pm

Fire inspections are Monday 9am-1pm Tuesday 8am-12 Thursday 12-4 pm Friday 9am-1pm

Electrical inspections are Monday thru Friday, 11:00 am to 3 pm.

Plumbing inspections are Monday thru Thursday, 11:00 am to 4:00 pm.

Please be aware that due to the volume of Construction jobs, we cannot give exact times for these inspections.

Contractors MUST INSTALL 6 ft. chain link fence, per Ordinance NO. 13-15 around perimeter of excavation site prior to any work. Do NOT remove fence until Construction Official grants approval of removal.

Required inspections pursuant to N.J.A.C. 5:23-2.18 for all *new* buildings, additions, renovation, alterations:

- 1) Footing inspection-bottom of the trench **PRIOR** to pouring of concrete (**MUST** provide soil compaction report at inspection)
- 2) Foundation inspection **PRIOR** to the placement of backfill.
 - 2 a) Foundation Location Survey **REQUIRED** for new construction **PRIOR** to framing
- 3) Slab inspection **PRIOR** to placement of concrete
- 4) Electrical rough wiring
- 5) Plumbing rough installations
- 6) Fire Rough inspection
- 7) Framing inspections **AFTER** rough electric/plumbing/Fire passed-**PRIOR** to insulation
- 8) Insulation inspection **PRIOR** to sheetrock
- 9) Final electric, final plumbing, final fire inspections
- 10) Final building inspections
- 11) No Certificates of Occupancy shall be issued **PRIOR** to submittal & Approval of Final As Built Survey and final surface grading inspection approvals by Borough Engineer M. Sgaramella (973-410-5473) & Morris County Soil District, Sheila Hall (973-285-2953).

Failure to comply with the above required inspections as indicated in N.J.A.C. 5:23-2.18 will result in administrative penalties of not more than \$2000.00 as permitted in N.J.A.C. 5:23-2.3 lb



Florham Park Construction Department
111 Ridgedale Ave.
Florham Park, NJ 07932
Ph. - 973-410-5346 Fax - 973 410-5490
Kevin Guilfoyle, Construction Code Official
Building Subcode Official

The following is a list of certifications that you may be required to submit to the Building Department during the course of your project.

All information must be forwarded to the Building Inspector shortly after being requested in order to avoid any project delays.

1. List of Special Inspectors with copy of DCA License
2. All soil compaction reports, footing, slab, etc. BEFORE footing inspection
3. Report from engineer re footing & foundation re-bar installation (Commercial & Multi unit residential)
4. Report from engineer re slab design to include reinforcing (Commercial only)
5. Foundation location survey (ALL new buildings and any BOA Approved Additions (Residential AND Commercial) MUST be received at framing inspection
6. Concrete compressive strength 7 to 28 day report (Commercial and multi-unit residential)
7. Wooden truss report to include installation as per design and any and all repairs made (Commercial and multi-unit residential)
8. Steel report to include all welds, bolting and decking (Commercial)
9. Fire Stopping, Fire proofing and draft stopping depending on magnitude of project, certified by architect (Commercial and Condo)
10. Any modular units or pre-fabricated panels (i.e. superior walls, modular) Certifications by Engineer & Manufacturer (Residential, Commercial & Condos)
11. Copies of any warranties for certain types of roof covering systems (New Commercial)
12. HVAC balancing report (New Commercial)
13. Energy Efficiency Certificate (Residential)
14. Home Warranty (Residential)
15. Height certification included on final as-built survey

Additional information may be necessary prior to the issuance of a Certificate of Occupancy

Kevin Guilfoyle
Construction Official

CALL BEFORE YOU DI "DO's"

1. Call 1-800-272-1000 before you dig.
2. Call 3 business days in advance, not no more than ten business days.
3. Commence Excavation within 10 business days or ticket is no longer valid.
4. Obtain New Ticket after 30 business days.
5. All excavators (including Sub-Contractors) **MUST HAVE THEIR OWN TICKETS.**
6. Hand Dig and Locate with 2 feet of a Markout **BEFORE** operating any mechanized equipment.
7. Protect and preserve markings.
8. Plan excavation/demolition/blasting to avoid damage and minimize interference to underground facilities.
9. Excavators shall immediately report any damage caused or discovered to the underground facility.

DIG SAFELY!

1-800-272-1000

NEW JERSEY ONE CALL

CALL FOR FREE MARKOUTS

3 FULL DAYS BEFORE YOU DIG

NOISE § 155-6

- (2) Commercial or industrial power tools and landscaping and yard maintenance equipment, excluding emergency work, shall not be operated on a residential property or within 250 feet of a residential property line, between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or between the hours of 6:00 p.m. and 9:00 a.m. on weekends or federal holidays, unless such activities can meet the limits set forth in Tables I and II². In addition, commercial or industrial power tools and landscaping and yard maintenance equipment, excluding emergency work, utilized on commercial or industrial property shall meet the limits set forth in Tables I and II between the hours of 10:00 p.m. and 7:00 a.m. All motorized equipment used in these activities shall be operated with a muffler. At all other times, the limits set forth in Tables I and II do not apply to commercial or industrial power tools and landscaping and yard maintenance equipment.
- (3) Construction and demolition activity, excluding emergency work, shall not be performed between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or between the hours of 6:00 p.m. and 9:00 a.m. on weekends and federal holidays unless such activities can meet the limits set forth in Tables I and II. All motorized equipment used in construction and demolition activity shall be operated with a muffler. At all other times, the limits set forth in Tables I and II do not apply to construction and demolition activities.
- (4) Motorized snow blowers, snow throwers, and lawn equipment with attached snowplows shall be operated at all times with a muffler. The limits set forth in Tables I and II do not apply at all times.

NOISE § 155-6

TABLE I
Maximum Permissible A-Weighted Sound Levels

No person shall cause, suffer, allow or permit the operation of any source of Sound on any source property listed in § 155-2A above in such a manner as to create a sound level that equals or exceeds the sound levels listed below.

A. Outdoors:

Receiving Property Category	Time	Maximum A-Weighted Sound-Level Standard (dB)
Residential property or Residential portion of a multi-use property	7:00 a.m. to 10:00 p.m.	65
	10:00 p.m. to 7:00 a.m.	50
Commercial facility, public service facility, nonresidential portion of a multi-use property or community service facility	24 hours	65

B. Indoors:

Receiving Property Category	Time	Maximum A-Weighted Sound-Level Standard (dB)
Residential property or Residential portion of a multi-use property	7:00 a.m. to 10:00 p.m.	55
	10:00 p.m. to 7:00 a.m.	40
Commercial facility* or Nonresidential portion of a multi-use property	24 hours	55

* In those instances when a commercial facility shares a common wall/ceiling floor with another commercial facility that is producing the sound.