



Florham Park Borough Building Department

Department of Community Services

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.
  - e. Cable
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
  - 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

**NOTE: MUST INSTALL 6 ft chain link fence, per ordinance No. 13-15, around the perimeter of excavation site prior to scheduling inspections. NO FENCE, NO INSPECTION**

Florham Park Sewerage Utility  
P.O. Box 131  
Florham Park, NJ 07932  
(973) 377-1330 Fax (973) 377-6047

Carl F. Ganger Jr.  
Director

Edward R. Lee  
Plant Manager

**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 24 hour notice is required for the inspection of a capped sewer line. A sewer inspection form will be filled out when it is completed and the Building Department will be notified.
2. The Utility requires the 4" sanitary sewer lateral to be temporarily sealed with a 4" rubber test cap located near the front of the property line.
3. The location of the capped line must be clearly marked with a stake after the backfill.
4. A Re-Connection fee of \$3,448.00 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.

Thank you.

Ted Lee  
Florham Park Sewerage Utility  
P.O. Box 131  
31 Vreeland Road  
Florham Park, NJ 07932



FLORHAM PARK BOROUGH BUILDING DEPARTMENT  
DEPARTMENT OF COMMUNITY SERVICES  
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: MORIS COUNTY SOIL CONSERVATION DISTRICT  
MORIS COUNTY COURTHOUSE  
PO BOX 900  
MORRISTOWN, NJ 07963-0900

**ATTENTION:** "TEAR-DOWNS/REBUILDS" 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 one 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 County Soil Conservation District with any additional questions at (973)-285-2953.



Florham Park Borough  
111 RIDGEDALE AVENUE  
FLORHAM PARK, NJ 07932  
973-410-5346 (FAX) 973-410-5486

SITE LOCATION \_\_\_\_\_  
OWNER IN FEE \_\_\_\_\_  
ADDRESS \_\_\_\_\_

DATE RECEIVED \_\_\_\_\_  
DATE ISSUED \_\_\_\_\_  
CONTROL # \_\_\_\_\_  
PERMIT # \_\_\_\_\_

**BUILDING INSPECTION:**

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
LICENSE NO. \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_  
HOME IMPROVEMENT CONTRACTOR REGIS. NO. \_\_\_\_\_  
OR EXEMPTION REASON (IF APPLICABLE) \_\_\_\_\_  
FEDERAL EMPLOYEE OR S.S. NO. \_\_\_\_\_

**DESCRIPTION OF WORK:**

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

**TYPE OF WORK**

**COST**

PLEASE CHECK:  
NEW BUILDING \_\_\_\_\_  
ADDITION \_\_\_\_\_  
ROOFING \_\_\_\_\_  
SIDING \_\_\_\_\_  
OTHER \_\_\_\_\_  
FENCE (6' HEIGHT) \_\_\_\_\_  
POOL \_\_\_\_\_  
DEMOLITION \_\_\_\_\_  
ASBESTOS ABATEMENT \_\_\_\_\_  
RADON EQUIPMENT \_\_\_\_\_  
DECK SQUARE FOOTAGE \_\_\_\_\_

**BUILDING CHARACTERISTICS:**

NO. OF STORIES \_\_\_\_\_ BLDG. HEIGHT \_\_\_\_\_  
AREA: LARGEST FLOOR \_\_\_\_\_  
TOTAL BLDG. AREA \_\_\_\_\_  
VOLUME OF BLDG. \_\_\_\_\_  
TOTAL LAND AREA DISTURBED \_\_\_\_\_

**ESTIMATED COST OF BUILDING WORK:**

NEW BUILDING COST \_\_\_\_\_  
ALTERATION COST \_\_\_\_\_  
TOTAL \_\_\_\_\_

SIGNATURE \_\_\_\_\_  
Owner ( ) Contractor ( )

SUBCODE:  
PLANS REQUIRED ( ) \_\_\_\_\_  
APPROVED ( ) \_\_\_\_\_

SUBCODE SIGNATURE \_\_\_\_\_

APPROVAL DATE \_\_\_\_\_

**FIRE INSPECTION:**

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
LICENSE NO. \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_  
HOME IMPROVEMENT CONTRACTOR REGIS. NO. \_\_\_\_\_  
OR EXEMPTION REASON (IF APPLICABLE) \_\_\_\_\_  
FEDERAL EMPLOYEE OR S.S. NO. \_\_\_\_\_

**TECHNICAL SITE DATA:**

WATER SUPPLY SOURCE \_\_\_\_\_  
METHOD OF ALARM/SUPPRESSION SYSTEM \_\_\_\_\_

**STORAGE TANK TYPE:**

( ) FLAMMABLE LIQUID \_\_\_\_\_  
( ) COMBUSTABLE LIQUID \_\_\_\_\_  
( ) LPD ( ) LNG CAPACITY \_\_\_\_\_ FUEL \_\_\_\_\_

**ALARM SYSTEM:**

( ) 110 V INTERCONNECTED ( ) SYSTEM \_\_\_\_\_

**ALARM DEVICES:**

**NUMBER**

(SMOKE, HEAT, PULLS, WATER/FLOW) \_\_\_\_\_

**SUPERVISORY DEVICES:**  
(TAMPERS, LOW/HIGHAIR) \_\_\_\_\_

**SIGNAL DEVICES:**  
(HORNS, STROBES, BELLS) \_\_\_\_\_

**OTHER DEVICES:**  
TOTAL \_\_\_\_\_

**SUPPRESSION SYSTEMS:**

FIRE PUMP \_\_\_\_\_ GPM \_\_\_\_\_ TYPE \_\_\_\_\_  
DRY PIPE/ALARM VALVES \_\_\_\_\_  
SPRINKLER HEADS (WET/DRY) \_\_\_\_\_  
STANDPIPES \_\_\_\_\_

**PRE-ENGINEERED SYSTEM**

WET CHEMICAL ( ) DRY CHEMICAL ( ) \_\_\_\_\_  
SUPPRESSION ( ) CO<sup>2</sup> ( ) FOAM ( ) HALON \_\_\_\_\_  
KITCHEN HOOD EXHAUST SYSTEM \_\_\_\_\_  
SMOKE CONTROL EXHAUST SYSTEM \_\_\_\_\_  
GAS ( ) OIL ( ) FIRED APPLIANCE \_\_\_\_\_  
CHIMNEY LINER \_\_\_\_\_

TOTAL \_\_\_\_\_  
ESTIMATED COST OF WORK \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

Owner ( ) Contractor ( )

SUBCODE SIGNATURE \_\_\_\_\_  
APPROVAL DATE \_\_\_\_\_



**Florham Park Construction Office  
Department of Community Services  
Fax 973-410-5490**

Steve Jones, Construction Official, [sjones@FPboro.net](mailto:sjones@FPboro.net) or [sjones@millburntwp.org](mailto:sjones@millburntwp.org)

The Construction Division of the Department of Community Services operates from 9:00 am until 4:30 pm. Our telephone number is 973-410-5346. You may leave a voicemail, or email [buildingpermits@florhamparkboro.net](mailto:buildingpermits@florhamparkboro.net).

**Permit applications accepted daily from 9:00 am until 1:30 pm and from 3:00 until 4:00 pm**

**Inspection requests require the following information:**

- 1) Permit number
- 2) Type of inspection requested (Building, Electrical, Fire, Plumbing)
- 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 Tuesday, Thursday - 12:00 pm to 4 pm.**

**Fire inspections are Tuesday and Thursday - 3:00 pm to 7:00 pm.**

**Electrical inspections are Monday thru Friday, 10:00 am to 3 pm.**

**Plumbing inspections are Monday thru Friday, 10:00 am to 3 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 scheduling inspection. NO FENCE, NO INSPECTION.**

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

- 1) Footing inspection-bottom of the trench PRIOR to pouring of concrete
- 2) Foundation inspection PRIOR to the placement of backfill
  - 2 a) Foundation Location Survey REQUIRED for new construction
- 3) Electrical rough wiring
- 4) Plumbing rough installations
- 5) Slab inspection PRIOR to placement of concrete
- 6) Framing inspections AFTER rough electric/plumbing passed-PRIOR to insulation
- 7) Insulation inspection PRIOR to sheetrock
- 8) Final electric, final plumbing, final fire inspections
- 9) Final building inspections
- 10) No Certificates of Occupancy shall be issued PRIOR to submittal & Approval of Final As Built Survey and final surface grading inspection approvals by town Engineer Assistant, James DePalma (973-410-5334) & Morris County Soil District, Ken Sicknick (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 \$500.00 as permitted in N.J.A.C. 5:23-2.31b

**CALL BEFORE YOU DIG**  
**1-800-272-1000**  
**IT'S THE LAW!**  
**NEW JERSEY ONE CALL**  
**DIG SAFELY**

**Color Code**

- Orange Marking Underground Utility Lines
- Red Electric
- Yellow Gas-Oil-Steam
- Orange Communication Cable TV
- Blue Water
- Green Sewer
- White Proposed Excavation

**Required Information For Mark-out Request**

- Name of Caller
- Phone Number
- Best Time to Return Call
- Contractor
- Contractor Address
- Work Done for
- Address Telephone Number
- Dig Location
- Municipality Street Address
- Nearest Intersection
- Type of Work
- Extent of Work
- Start Date
- Start Time

**Time Frame Matrix**

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Mon	Tues	Wed	Thurs	Fri
Call	Markout	Markout	Markout	Markout	Dig							
Call	Markout	Markout	Markout	Markout	Markout	Dig	Dig					
Call	Markout	Markout	Markout	Markout	Markout	•	•	Markout	Dig			
Call	Markout	Markout	Markout	Markout	Call	•	•	Markout	Markout	Markout	Dig	
Call	Markout	Markout	Markout	Markout	Call	•	•	Call	Markout	Markout	Markout	Dig
Call	Markout	Markout	Markout	Markout	Call	•	•	Call	Markout	Markout	Markout	Dig

- Contractors option to dig on Saturday or Sunday
- Holidays and Saturday & Sunday do not count in three business days allowed for markout.
- Any request received at One Call Center on holiday, weekend or after 5 pm on a business day is considered requested the next business day.

**NEW JERSEY STATE HOLIDAYS**

- New Year's Day
- Lincoln's Birthday
- Good Friday
- Independence Day
- Columbus Day
- Veteran's Day
- Christmas Day
- Martin Luther King Jr.'s Birthday
- Washington's Birthday
- Memorial Day
- Labor Day
- Election Day
- Thanksgiving Day

**DIG SAFELY!**

**1-800-272-1000**

**NEW JERSEY ONE CALL**

**CALL FOR FREE MARKOUTS**

**3 FULL DAYS BEFORE YOU DIG**

**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**

**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.

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 II<sup>2</sup>. 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.