



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
BUILDING DIVISION
100 MOUNT LAUREL ROAD
MOUNT LAUREL, NEW JERSEY 08054

Township Requirements for slabs, patios, decks, etc.

This is only a general guide and does not supersede other restrictions that may apply on this property such as but not limited to restrictions regarding easements, floodplain, wetlands, wetland buffers, etc. This applicant/owner is solely responsible for determining what (if any) other permits or approvals are required and apply for and obtain such approvals. The applicant/owner is responsible for any drainage problem created by the addition. You must have Association and/or Architectural Review Board approvals where applicable, in writing before you contact the Township regarding the following:

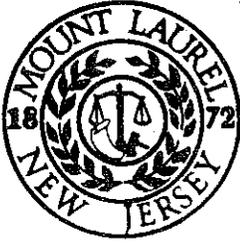
1. **A Zoning application is required but no Construction permit for at grade slabs/patios (wooden boardwalk, slate, brick, concrete, etc.) provided.**
 - a. It is constructed with NO required footings, and
 - b. It is less than 8" above approved design grade, and
 - c. There is NO change to the approved design grades within 5 feet of the property line: and
 - d. The property owner submits an Affidavit so stating (form included in this packet 2nd page also available from the Community Development Office).

2. **A Construction permit and zoning application is required for a deck/addition/alteration provided:**
 - a. There are footings, and/or
 - b. The structure is greater than 8" above approved design grade, and/or
 - c. A handrail /fence complies with section 154-140 through 145 in the Zoning Ordinance.

The structure must comply with the building setback requirements for the zone and there can be NO change to the approved design grade within 5 feet of the property line. The Building Subcode Official can require grade information with the permit application.

3. **A Variance is required form the Zoning Board of Adjustment provided:**
 - a. The proposed construction is greater than 8" above design grade and encroaches into any building setback (setback requirements can be confirmed with the Township Zoning Official), or
 - b. A handrail fence is proposed that does not comply with section 154-140 through 145 of the Zoning Ordinance, or
 - c. The proposed construction projects more than 5 feet into the setback and/or for a maximum area more than forty (40) square feet (Zoning Ordinance Section 154-64).

**** If a variance is granted by the Zoning Board of Adjustment, the property owner needs to submit a zoning permit application and construction permit (where applicable) along with copes of the variance approval.**



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154-5. Definitions and word usage.

- A. Word usage. The singular shall include the plural, and the plural shall include the singular. The word "used" shall include words "arranged", "designed", or "intended to be used". The word "building" shall include the word "structure". The present tense shall include the future tense.
- B. Definitions. Unless otherwise expressly stated, the following words and phrases shall be construed throughout this chapter to have the meanings herein indicated:

BOARDWALK—A level, landscaped and/or surfaced area directly adjacent to a principal building or within three (3) feet of finished grade, not covered by a permanent roof and without footings. [Added 7-6-1998 by Ord. No. 1998-5]

DECK—A structure with footings, open to the elements and not covered by a roof, usually attached to or part of and with direct access to a principal building. [Added 7-6-1998 by Ord. No. 1998-5]

PATIO or TERRACE—A level, landscaped and/or surfaced area directly adjacent to a principal building or within three (3) feet of finished grade, not covered by a permanent roof and without footings. [Added 7-6-1998 by Ord. No. 1998-5]

OPEN PORCH—A roofed open area which may be glazed or screened, without heating and air conditioning, usually attached to a part of and with access to a principal building. [Added 7-6-1998 by Ord. No. 1998-5]

PORCH—A roofed open area which may be glazed or screened, without heating and air conditioning, usually attached to a part of and with access to a principal building. [Added 7-6-1998 by Ord. No. 1998-5]

SUNROOM—A roofed, enclosed areas which may have siding, windows, screens, heating and air conditioning, usually attached to or part of and with access to a principal building. [Added 7-6-1998 by Ord. No. 1998-5]



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AFFIDAVIT
SLABS/PATIOS

STATE OF NEW JERSEY:

ss.

COUNTY OF BURLINGTON:

I _____, being of full age, duly sworn
according to law, deposed and says, that I reside at _____

And _____ the owner of the property in Mount
Laurel, New Jersey, which is proposing to construct a slab/patio relating to premises
located at _____

Block _____, Lot _____, Zone _____.

If any drainage problems are created by this addition, I am responsible for correcting
them immediately.

Respectfully,

Property Owner Signature

Sworn to before me, this _____
Day of _____

A NOTARY PUBLIC OF NEW JERSEY

**ASSOCIATION APPROVAL, ZONING APPLICATION, APPLICATION FEE, SURVEY AND PLOT
PLAN IS REQUIRED WITH THIS AFFIDAVIT.**