

*Borough of Kenilworth*  
567 BOULEVARD  
KENILWORTH, NEW JERSEY 07033

**REQUIRMENTS FOR POOL PERMITS:**

**1. ZONING PERMIT \$50**

**BUILDING PERMIT  
ELECTRICAL PERMIT  
PLUMBING PERMIT (IF REQUIRED)**

**3 COPIES OF SURVEY INDICATING WHERE POOL WILL BE LOCATED  
ON PROPERTY. MUST BE 5' PROPERTY LINE.**

**INFORMATION ON POOL AND FILTER SYSTEM BEING INSTALLED**

**\*Pool Ladder MUST be NJ CODE COMPLIANT LADDER**

**NEED LOT COVER CALCULATIONS TO ENSURE THAT THE POOL  
DOES NOT EXCEED THE 75% LOT COVER ALLOWED IN THE R-5  
ZONE. (SEE SECTION §120-33.1 BOROUGH CODE)**

**WE ALSO WILL NEED THE LOCATION, HEIGHT AND MATERIALS  
USED IN POOL SURROUND. FENCES ARE REGULATED BY SECTION  
§120-22.11J BOROUGH CODE**

**ALL POOLS MUST RECEIVE PRIOR APPROVAL FIRST FROM ENGINEERING  
A CHECK IN THE AMOUNT OF \$300.00 MADE PAYABLE TO THE BOROUGH OF  
KENILWORTH IS REQUIRED FOR ENGINEERING'S REVIEW, IN ADDITION TO  
THE GRADING APPLICATION FEE OF \$50.00. GRADING PLANS MUST BE  
SUBMITTED.**

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**§120-33.1 RESIDENIAL ZONE BULK STANDARDS**

**Residential Zones Bulk Standards**

<b>Standard</b>	<b>R-5</b>	<b>R-5A</b>	<b>R-6</b>
Minimum lot size (square feet)	5,000	5,000 <sup>1</sup> 7,500 <sup>2</sup>	6,000
Minimum lot width (feet)	50	50	60
Front yard setback (feet)	25 <sup>3</sup> 23 <sup>4</sup>	25 23	25 23
One side yard setback (feet)	5	5	8
Two side yard setbacks	20% of width	20% of width	25% of width
Rear yard setback (feet)	20	20	20
Maximum height (feet/stories)	35 2.5 stories	35 2.5 stories	35 2.5 stories
Maximum building cover	50%	50%	50%
Maximum impervious cover	75%	75%	75%
Floor area ratio	0.75	0.75	0.75

**NOTES:**

- 1 Single-family homes
- 2 Two-family homes
- 3 First floor
- 4 Second floor

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**§ 120-24.1 Requirements for residential accessory uses and structures.**

Except as may be specifically provided otherwise in this chapter, the following provisions shall apply to the specific accessory buildings, uses and/or structures for all residences in all residential and nonresidential zones; provided, however, that except for improvement coverage requirements herein, this article shall not apply to parking, signs and other accessory structures regulated elsewhere in this chapter when such regulations expressly or by clear implication supersede those in this article

**E. Private swimming pools.** Private swimming pools shall comply with the following:

1. Use. Private swimming pools shall be designed and intended only for the private use of the occupants of the premises and their guests as a swimming pool.
2. Where permitted. Private swimming pools are permitted only in the residential zone districts.
3. Location. Swimming pools shall be permitted only in the rear yard. The swimming pool shall not be closer than five feet from any side or rear property line. On corner lots, the swimming pool shall be set back from the side street line a distance at least equal to the street side yard setback requirement for a principal building.
4. Lighting. Artificial lighting shall be permitted below the surface of the water and/or at a height not to exceed six feet above grade level and any lighting above grade level shall be placed so as to eliminate the transmission of glare to adjoining properties or to adjoining streets.
5. Other provisions of law. All other provisions of state law and Borough Code with respect to swimming pools shall be satisfied.
6. Exclusions. Hot tubs, wading pools, landscape pools and fish pools are not swimming pools and are not required to meet the specific requirements of this subsection, but are considered to be accessory uses and must meet all other applicable requirements of this article.

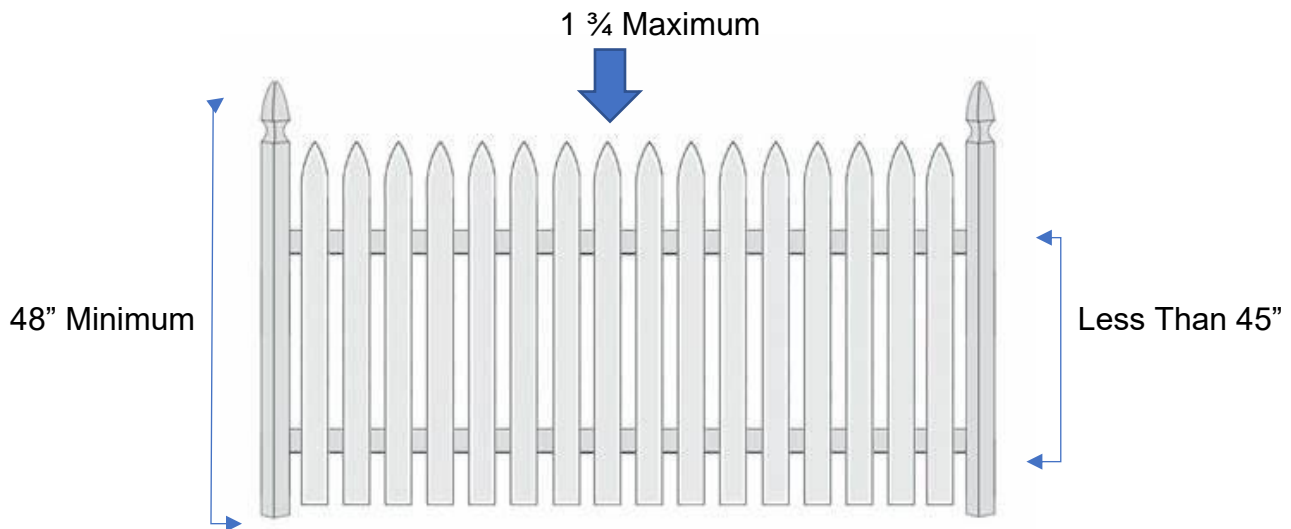
## **POOL FENCE REQUIREMENTS**

Private swimming pools must be surrounded by a barrier, such as a fence or wall. The barrier must meet the following requirements.

- The top of the barrier shall be at least 48 inches above finished ground level measured on the side of the barrier, which faces away from the swimming pool. The maximum vertical clearance between finished ground level and the bottom of the barrier shall be 2 inches measured on the side of the barrier, which faces away from the swimming pool.
- Solid barriers shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

### **Fences with horizontal rails less than 45" apart**

Where the barrier is composed of horizontal and vertical members and distance between the tops of the horizontal members is less 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1-3/4 inches in width. Decorative cutouts shall not exceed 1-3/4 inches in width.

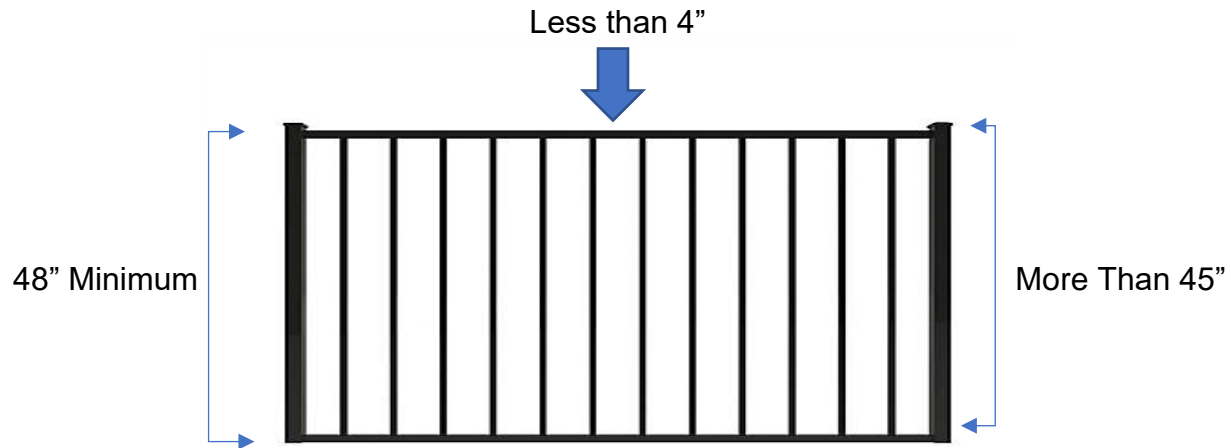


If horizontal planks are less than 45" apart the vertical spacing can not be more than 1 3/4"

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**Fences with horizontal rails more than 45" apart**

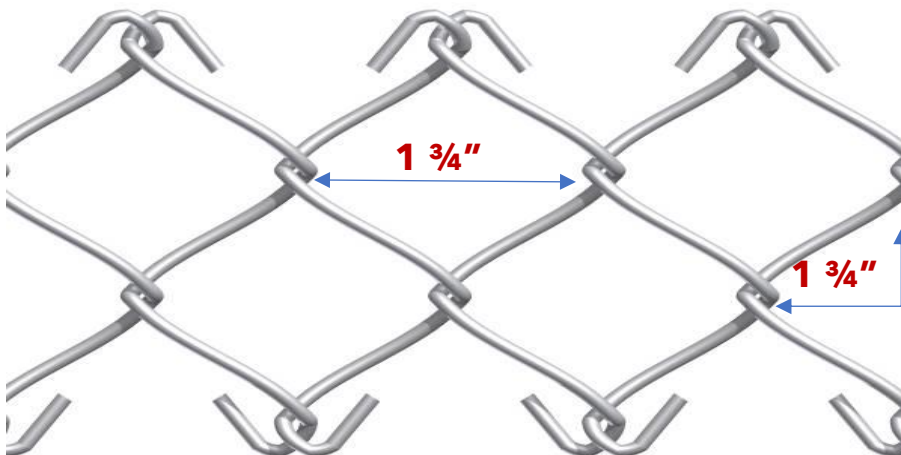
Where the barrier is composed of horizontal and vertical members and distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. Decorative cutouts shall not exceed 1-3/4 inches in width.



If horizontal rails are more than 45" apart the vertical spaces cannot be more than 4" apart

**Chain link Fence Mesh Size Limit**

Maximum mesh size for chain link fences shall be a 1 3/4 inch square unless the fence is provided with slats fastened at the top and bottom which reduces the opening to not more than 13/4 inches. (Figure 3)

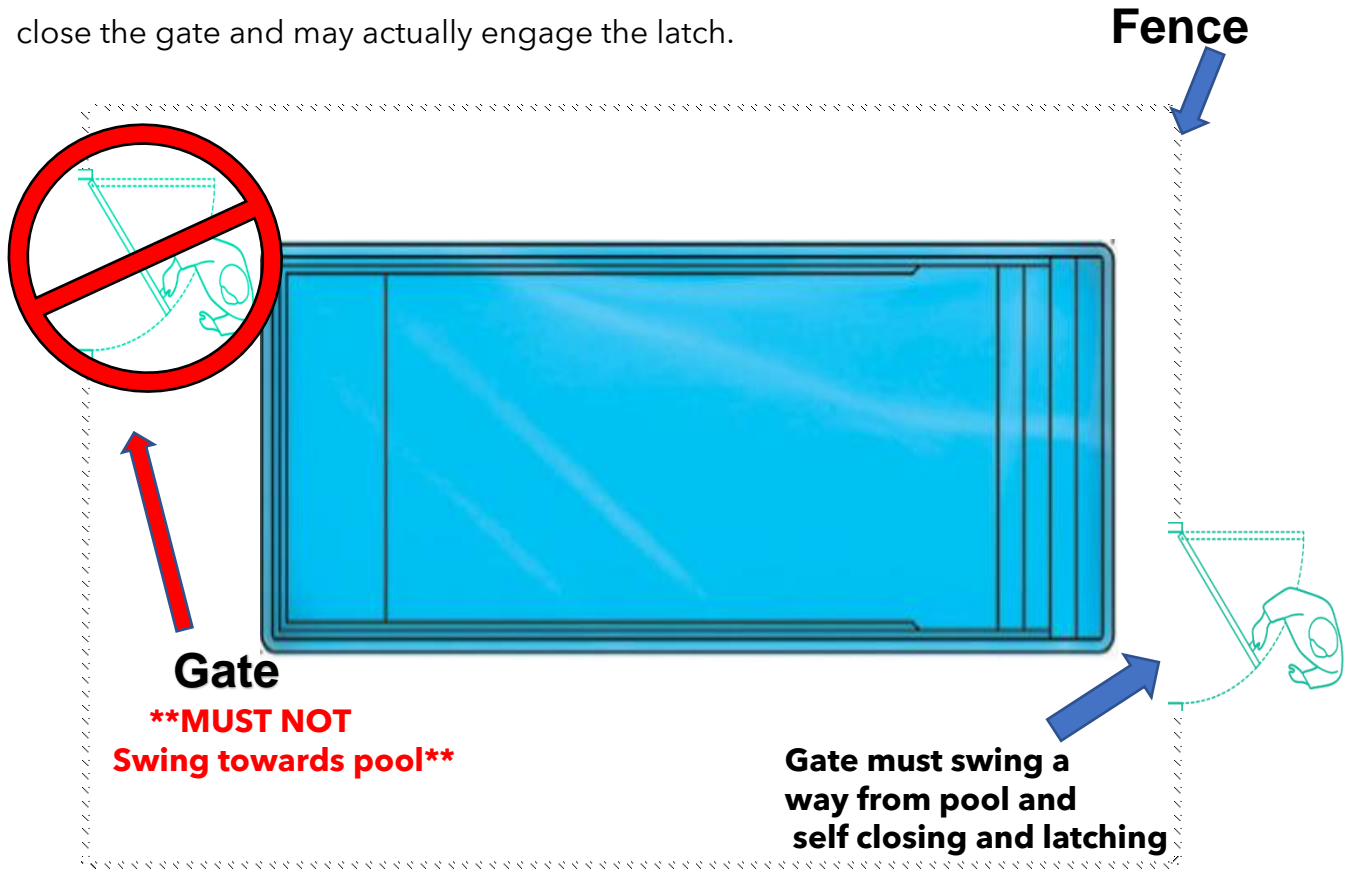


**Important:**

**The maximum mesh size for a pool fence is smaller than the standard chain link mesh**  
**Gate Swing**

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Gates shall comply with the requirements of a fence for height, picket spacing or chain link mesh size and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outwards away from the pool and shall be self-closing and have a self-latching device. Gates must swing out only so that even if the gate is not completely latched, a young child pushing on the gate in order to enter the pool area will at least close the gate and may actually engage the latch.



**48" high gates with latches mounted less than 54" from the ground**

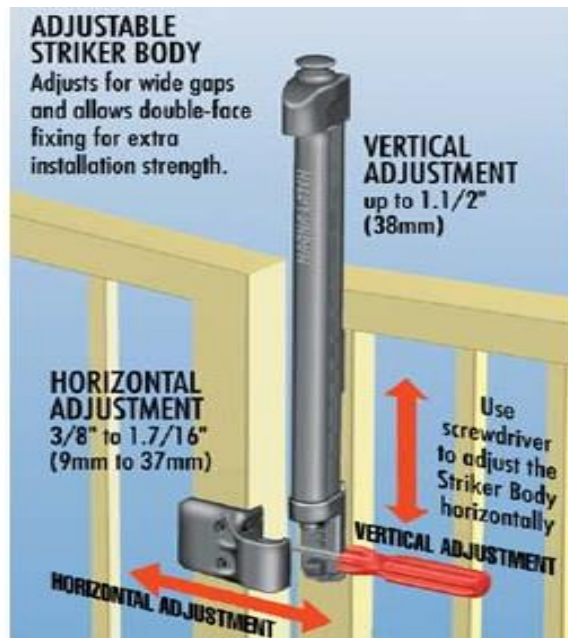
If the latch is mounted less than 54" from grade, it must be mounted on the pool side of the gate, a minimum of 3" down from the top of the gate so you must reach over the fence to unlatch and have no space greater than 1/2" within 18" of the latch so a child can not reach through the fence to unlatch it.



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**48' high gates with the latch mounted above the top of the gate.**

Several manufactures make latches that can be mounted on a 48" high gate and have operating mechanism above the top of the gate. The operating mechanism must be mounted at least **54"** above the bottom of the gate.



**Gates more than 48" high**

Gates that are more than 48" high must have latch mounted at least 54" above the bottom of the gate.



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**SUBJECT: POOL SAFETY**

**PLEASE ADVISED THAT THE ATTACHED DOCUMENTS PROVIDED INFORMATION FOR THE POOL SAFETY REQUIREMENTS NECESSARY TO BE IMPLEMENTED BY THE APPLICANT. A GENERAL OVERVIEW IS AS FOLLOWS:**

1. EITHER THE POOL LADDER OR THE YARD MUST BE ENCLOSED BY A FENCE THAT MEETS CODE.
2. A SELF-CLOSING, SELF-LACHING GATE MUST BE PROVIDED AT ALL OPENINGS. THIS GATE MUST MEET THE SPECIFICATIONS ATCHED.

**YOU ARE RESPONISIBLE FOR HAVING ALL SAFETY ITEMS INSTALLED PRIOR TO THE INSSUANCE OF CERTIFICATE OF OCCUPANCY WILL BE ISSUED A SUMMOMNS.**

**PLEASE SIGN FORM INDCCATED THAT YOU UNDERSTAND YOUR RESPONSIBILITIES TO COMPLY WITH ALL BUILDING CODES.**

**THANK YOU.**

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**ACCEPTED**

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**DATE**