

BOROUGH OF
O R A D E L L
BUILDING DEPARTMENT

STEPHEN DEPKEN CONSTRUCTION OFFICIAL
201-261-8005

355 KINDERKAMACK RD.
ORADELL, N.J. 07649

**WHEN AND WHY DO I NEED A
BUILDING PERMIT OR ZONING PERMIT APPROVAL?**

Building permits provide the means for Code Officials to protect us by reducing the potential hazards of unsafe construction and therefore ensuring the public health, safety and welfare.

Building permits are required for, but not limited to, the following:

- Additions
- Add-a-levels
- All interior construction & renovations
- Boiler (new or replacement)
- Central AC (new or replacement)
- Decks/Patios
- Demolition (house, pool or structure)
- Electrical service upgrades, panel replacements
- Enclosed porch
- Fences
- Finished basements
- Fireplace/stove installation
- Furnace (new or replacement)
- Garage construction or demolition
- Gas service connection
- Hot tub/spa
- Lawn sprinkler system
- New construction (house, garage etc.)
- Oil or gas replacement or conversion
- Oil tank removal, abandonment or installation
- Pools – in ground/above ground
- Remodeling – kitchens, bathrooms
- Retaining walls (new or replacement)
- Roofing – 2nd layer, tear off, re- roof
- Sheds (over 100sq.ft.) new or replacement
- Siding
- Stove installation (fuel burning)
- Water heater (new or replacement)
- Water service connection
- Whirlpool, spa, hot tub

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Zoning Permit approval is the first step required for certain types of construction .
It is required for, but not limited to:

- New construction
- Additions
- Add-a-level
- Decks
- Fences (new or replacements)
- Patios
- Retaining walls
- Sheds (new or replacements)
- Pools (in ground or above ground)
- Whirlpools, spas and hot tubs

In order to obtain Zoning Permit approval, you must pick up an application in the Building Department.

The form must be completed, include a copy of your survey/plot plan (no more than 5 years old, and a scale of 1:10 or 1:20) with the proposed construction drawn and highlighted on the survey to scale.

Be sure the survey is up to date including any additions / deletions made since the date of the survey.

Make sure your name and address appears clearly on the survey. You will be notified of your approval (by phone) or denial (by mail).

There is a \$35.00 application fee which must be submitted with your zoning review/permit application.

If you have any questions please don't hesitate to call the Building Dept.
201-261-8005