



**ADRIAN O. MAPP
MAYOR**

CITY OF PLAINFIELD
OFFICE OF ECONOMIC DEVELOPMENT
DIVISION OF PLANNING
WILLIAM NIERSTEDT, PP/AICP
PLANNING DIRECTOR / ZONING OFFICER
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NEW JERSEY 07060



**CARLOS N. SANCHEZ
DEPARTMENT DIRECTOR**

The Planning and Zoning staff is always pleased to receive applications for swimming pools, tennis and racquetball courts as it means that warm weather has arrived. Such applications do, however, require the issuance of development permits prior to construction to ensure proper safety and consideration of impacts on adjacent properties. This guideline has been prepared to assist all property owners through the development review process.

The development permit application form can be obtained from either the Planning or Building Division or on the city website at www.plainfieldnj.gov, linking to ALL DOWNLOADS, FORMS, and printing the Development (Zoning Permit) Application. All applications require the signature of the property owner, a marked up survey indicating the location of the improvement and a \$20 fee.

Permitted Recreation/Swimming Pools and Tennis/Racquetball Courts

Swimming pools, tennis courts and racquetball courts are permitted on all lots used as single- and two-family dwellings in residential districts and on any tract developed for apartments or townhouses. Property owners must submit adequate surveys, plans and details to the Zoning Officer in order for a determination to be made as to the proposed location and fence zoning conformance. Swimming pools, tennis courts and racquetball courts are considered accessory structures, and require an approved development permit prior to construction, and are subject to the following provisions according to **Section 17: 9-47**



- ❖ Swimming pools are defined as an accessory structure whether located above or below the ground, designed and maintained for swimming and bathing purposes by a private residence for use by household members and guests, having a depth of more than eighteen (18) inches and/or water surface in excess of one hundred (100) square feet. Property owners question why a “temporary” pool of only 18” requires a permit. As children can drown in water bodies less than six (6) inches in depth, the city will err

on the side of caution and urge all parents/property owners to submit applications for all swimming pools prior to installation.

- ❖ Location. Swimming pools and tennis/racquetball courts are permitted in all side and rear yards.
- ❖ Coverage. The surface area of a swimming pool or tennis/racquetball court shall be considered impervious (unless courts consist primarily of grass or pervious surface) & shall be subject to applicable bulk requirements set forth in this chapter. Any area paved with concrete, asphalt, brick or other solid surface which functions as a walkway to or completely surrounds a swimming pool, tennis/racquetball court shall also be considered impervious.



- ❖ Setbacks. No part of the surface area of a swimming pool, tennis/racquetball court, (including structures such as pool filtering systems), shall be closer than ten (10) feet to any side or rear lot line. Any impervious area which functions as a walkway to or surrounds a swimming pool or tennis/racquetball court shall be set back a minimum of three (3) feet from any lot line.
- ❖ Fencing. According to www.safekids.org, drowning is the leading cause of injury-related death among children between 1 and 4 years old. And it's the third leading cause of injury-related death among children 19 and under. Therefore the city zoning ordinance requires that the entire swimming pool be enclosed with a minimum of six (6) foot high fence. Tennis/racquetball courts are to be enclosed with a minimum of eight (8) foot fencing and a maximum of twelve (12) foot fencing in order to prevent sports play from encroaching onto neighboring properties. All pools and tennis/racquetball courts alike shall be constructed with security in mind, to limit access to said areas.



- ❖ Swimming Pool Drainage. Swimming Pools cannot drain into a public sanitary sewer or be located in such a manner that water from the pool or filtering equipment drains onto another property. Since all pools require filters, all applications will also require the submittal of an electrical permit.
- ❖ The Link to the Development Application Process can be found at www.plainfieldnj.gov, linking to Departments, Public Works & Urban Development, Planning and Resources and Documents.

Please Note: Applicants must have a copy of their property survey in order for their application to be reviewed. Property Surveys should be found with the deed of the applicant's home. Surveys cannot be more than ten (10) years old. City Hall does NOT have property surveys.

We hope this notice is beneficial to residents who have concerns or interest regarding the process of obtaining approval for a recreation/swimming pool, tennis court, and racquetball court. We hope that this notice helps reduce some of the confusion, and time spent being sent from office to office without fully understanding the process. Please do not hesitate to contact the Plainfield Planning Division (908-753-3664) or Zoning Officer (908-753-3603) if there are any further questions or the need for any additional information.