



BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Construction Department

400 Boulevard

Mountain Lakes, NJ 07046

973-334-3131 ext.2015

Construction@mtnlakes.org

New Construction/Addition for Residential - Prior Approvals Required

- Zoning Application and \$50.00 fee [Zoning-Permit-Instructions.pdf](#) - [Zoning Permit Application](#)
- Board of Adjustment Resolution of Approval
- Soil Moving Permit – Minor application and \$400.00 fee **OR** Major application and \$1250.00 fee - [Borough of Mountain Lakes](#)
- Tree Removal Permit Application and fee \$450.00 per tree - [Tree-Removal-Permit-Application-with-Ordinance-1.pdf](#)
- Setback Tree Management Plan - [Setback-Tree-Mgmt.pdf](#)
- Call Before You Dig - [New Jersey One Call: Dig Safely with Free Markout Requests](#)
- Street Opening/Road Opening Permit and \$100.00 fee (or County Road Opening Permit if required) - [Street Opening Permit](#)
- Driveway Opening Permit/Curb Opening Permit and \$100.00 fee (additional fees may apply – see Borough fee schedule) - [Driveway Permit](#)

Demolition of Structure

- Construction Permit Application and Building Subcode Tech Sheet - [f100-1 8-2008 Inet rev.pmd](#) & [f110 10-2009.pmd](#)
 - Utility Shut Off / Removal Letters:** Please note, all Utility shut off/removal letters are required to be on the utility company's letterhead and signed by their appointed representative

1. Electric JCP&L
2. NJ Natural Gas/PSE&G
3. Water/Sewer – Mountain Lakes
4. Cable Company

- Asbestos Letter – see sample
- Notice to Adjoining Property Owners of demolition date – see sample
- COAH Fees – 50% of fee at time of issuance of permit and final payment at time of Certificate – [Borough of Mountain Lakes, NJ Affordable Housing](#)
- Sewer connection application and fee \$100.00
- Water connection application and fee \$2000.00 (1 inch or smaller)
- Construction Permits - [New Jersey Department of Community Affairs | Construction Permit Application Packet & Related Forms](#)
- Engineering Plan and \$400 inspection fee – to ensure that any storm water management and flood issues will be addressed
- Foundation Survey
- Inspections
- As Built Survey
- Home Warranty - [COP App.pdf](#)
- Certificate of Occupancy/Certificate of Approval permit and fee - [f270 8-2011- Inet.pmd](#)

Please note that the above are standard prior approval requirements. There may be additional requirements, permits and fees that are not listed.