

Swannanoa Sentinal Society
10 Foot Strip Improvement & Dock Policy Application (ed. 7/03)

Dear Member:

The rules and regulations of Swannanoa Sentinal Society (SSS)¹ require that the plans for any new dock, as well as major repairs or alterations to existing docks be reviewed and approved by the Board and the Township of Jefferson Building Department.

Please review the SSS guidelines below, as well as the attached zoning ordinances from Jefferson Township, for docks on Lake Swannanoa prior to designing dock and completing the attached application. Dock plans need to be within specified guidelines and township building & zoning ordinances.

Submit copy of property survey, sketch of dock and completed application to any Board member, or send to **Swannanoa Sentinal Society, P.O. Box 2385, Oak Ridge, NJ 07438**. You will be notified as soon as possible of the Board's decision by mail. Once approval from Board is received a Building Permit must be obtained from the Township of Jefferson Building Department before construction can begin. A copy of the letter of approval must accompany dock sketch and application for Building Permit.

If you need help in determining whether your plan meets current building codes, please contact the Jefferson Township Building Official at (973) 697-1500.

General Dock Guidelines:

- Member submitting application must be a Member in Good Standing -- identified by all dues and assessments being paid to date.
- A Building Permit must be obtained before construction begins.
- Dock and/or pier shall not be located within 10 ft. of a property side line.
- Dock and/or pier shall be no less than 4 ft. wide.
- Dock and/or pier may not exceed 10 ft. wide by 14 ft. long.
- Top of dock and/or pier must be at least 14" from the high water elevation.
- Docks must be anchored to ground.
- Floating docks are prohibited.

¹/ See Swannanoa Sentinal Society and Lake Swannanoa Country Club Rules and Regulations, page 6, section "Improvements to 10' Strip".

- There shall not be more than one (1) dock, pier or main walk for each 100 ft. of frontage.

PLEASE NOTE:

- (1) As stated in the Rules and Regulations of Swannanoa Sentinal Society, SSS is the owner of the 10 ft. strip of land around the perimeter of the lake. ANY improvements and any other building or construction are prohibited without the permission of the Board and the Jefferson Township Building Department.²**
- (2) If fees and assessments become delinquent any improvements to the 10 ft. strip, including docks & piers, may be removed.³**
- (3) Failure to acquire a Building Permit from Jefferson Township will result in a fine up to \$500 per day.⁴**

^{2/} See Swannanoa Sentinal Society and Lake Swannanoa Country Club Rules and Regulations, page 5, section “Use of Lake Property, 10 foot Strip and Access Trails” and page 6, section “Improvements to 10’ Strip”.

^{3/} See Swannanoa Sentinal Society and Lake Swannanoa Country Club Rules and Regulations, page 6, section “Improvements to 10’ Strip”.

^{4/} As per the Jefferson Township Building Official (T. Mahoney) 9/18/98.

10 Foot Strip Improvement Application Form

Name _____ Date _____

Address _____

Block _____ Lot _____

Phone# Day _____ Evenings _____

Member in Good Standing? _____

Please state the reason for submitting the application - new, repair, alteration etc...

Who will be doing the work? _____

What materials will be used to build the dock? _____

What materials will be used for the footings? _____
(floating docks are not permitted)

In addition to the above questions, please provide the following information:

- Sketch of the dock. Sketch must stipulate exact shape, width and length of the dock.
- Survey of the property, with the dock drawn in to show adequate property line setbacks and that the dock conforms to the waterway capacity requirements on the previous pages.