

**TOWNSHIP OF TOMS RIVER
ZONING OFFICE
33 WASHINGTON STREET
TOMS RIVER, NJ 08754-0728**

POOLS

THE FOLLOWING ZONING INFORMATION IS GENERAL IN NATURE AND MAY NOT BE ALL ENCOMPASSING. APPLICANTS ARE CAUTIONED THAT ADDITIONAL SPECIFIC STATE AND LOCAL CODES NOT LISTED HEREIN WILL REGULATE CONSTRUCTION OF THIS NATURE.

1. Zoning and Construction Permits. As a general rule, two permits (zoning and construction) are required for the installation of in-ground and/or above-ground pools, as well as spa/hot tubs. The intention of this handout is to provide general zoning rules regarding pools and spas. Specific and general questions you may have with respect to construction codes regulating pools should be directed to the Township's "building department".
2. Please see "ZONING PERMIT INSTRUCTIONS" handout available in Town Hall and posted on the Township's web site.
3. A plot plan prepared by a professional engineer must be submitted with the zoning permit application for all pools with a diameter of 14 ft. or more. Plot plans for spas/hot tubs can be prepared by the home owner using a copy of a land survey drawing.
4. Zoning permit applications for spas/hot tubs must indicate the volume of water.
5. The Zoning Permit fee is \$50.00. The engineering review fee is \$100.00. Above-ground pools less than 14 feet in diameter are not subject to the engineering review fee.
6. The pool must be setback from the property line in accordance with the zoning requirements for the property. This information can be found on the SCHEDULE OF MINIMUM ZONING REQUIREMENTS posted on the Township's web site.

7. Swimming pools must be located behind the front building setback line and at least eight (8') feet from any building and second floor deck.
8. Hot tubs/spas containing less than 501 gallons may be located not less than three (3') feet from any building, property line, handrail, unenclosed porch and deck edge.
9. The pool equipment must be located at least ten (10') feet from any side or rear property line.
10. Fences and deck rails must be at least six (6') feet from the pool water.
11. Outdoor swimming pools, hot tubs and spas shall be provided with a barrier complying with both construction and zoning codes. For information on local pool fence requirements please refer to sections 348-8.13 (Fences) and 348-8.21 (Private swimming pools) of Chapter 348 of the Code of the Township of Toms River entitled Land Use and Development Regulations. Also, please see the "FENCES" handout available in Town Hall and posted on the Township's web site. Questions you may have with respect to Uniform Construction Code (UCC) pool barrier (fence) requirements should be directed to the Township's "building department".
12. Questions you may have with respect to the Construction (UCC) Permit, design requirements, application and/or associated fee should be directed to the Township's "building department".

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