

LAKE SWANNANOA HOMEOWNERS ASSOCIATION

Lakefront Construction Policy

Issued April 15, 2020

This policy is meant to address the need for a clear and consistent process regarding the construction of docks and decks on any portion of the ten (10) foot perimeter of the lake. All structures built prior to the effective date of this policy must comply with the policy in the event the current dock is replaced or repaired.

The exception to the grandfathering is any structure shown to be unsafe or in violation of township construction code. In any case, and regardless of circumstance Township construction policy will determine how a structure is built BUT Lake Association officials will have primary jurisdiction with regard to construction placement and approval.

No dock or deck will be built on the ten-foot perimeter of land owned by the LSHA until appropriately detailed drawings are submitted to the Executive Board (the Board) for review and approval. Failure to obtain Board approval may result in an action against the member and can involve removal of the unapproved construction at the member's expense.

All such reviews, approvals or denials must be fully documented in meeting minutes and drawings retained in association files.

The Board is the final authority on approval or denial of all applications.

If any such construction will also involve tree removal, the tree removal proposal must be identified on the detailed drawings and approved by the Board. Jefferson Twp. regulation Article VIII Supplemental Regulations 490-34 (Chapter 273 covers tree removal) and any revisions thereto shall also be applied.

If there are any questions regarding the proper construction details the member is responsible for contacting the Township Building official for guidance (973-697-1500)

Dock Construction

Private docks

(1) Floating docks

Private floating docks may be permitted where building lots have water frontage provided that:

- a) the floating dock dimensions do not exceed 10 ft by 10 ft. and,
- b) the dock uses a flotation device that does not disintegrate over time (e.g. Styrofoam) or contains any substance that may leak or leach into the lake water as when a used drum is employed for flotation.

- c) Inflatable and or foam (lily type) pads may be permitted if they are properly anchored, made of non-disintegrating material and not more than 50 feet from the owners' waterfront.

All requests for floating docks are subject to the discretion of the Board.

(2) Fixed docks

A fixed dock may be permitted to cross the 10-foot lake owned strip provided that:

- a) No private, fixed dock shall exceed a width of 10 feet and, be no less than 4 feet wide,
- b) be of a length no more than 10 feet from the point where the ten-foot strip originates. Such point to be determined at the time plans are submitted to the Board., and
- c) not be located within 10 feet of a side property line.

NOTE: It is strongly advised that consideration be given to keeping the deck of the dock at least one foot above the water surface to allow for high water events.

There may be situations in which a property owner may want to build more than one dock or deck along the waterfront using Association property. In no case will a single property contain more than two structures on the 10-foot strip of Association property.

In such cases the controlling factor will be the combined square footage of the structures versus the square footage of the lake frontage for that property. No property waterline will be permitted to have more than 50% of its area occupied by decks or docks. The area of a dock considered to be occupying the 10-foot strip will be limited to the square footage actually sitting on the land, excluding the area over the water (but refer to 2b above).

For example, if a property extends for 50 feet along the water line then the square footage for that waterfront is 500 square feet (50 x 10). Therefore, the total amount of land permitted to be occupied is 250 square feet.

If an owner were to build a free-standing deck measuring 10 x 15(150 square feet). Then, in the example above any dock built in addition to this deck would not be allowed to occupy more than a 10 x 10-foot space on the perimeter strip belonging to the Association.

General considerations:

No dock or deck shall be covered with any roofing or other shelter, nor may they contain a secondary structure other than a bench and must remain open structures.

All fixed and floating docks and decks must be maintained by their owners in safe condition and kept in good repair. The Board reserves the right to require that any dock or deck, built at any time that is found to be unsafe will be required to:
be made safe through repair or, torn down and removed at the owner's expense, and a new application made to the Board for replacement.

The Board will provide written notice (which may be by email) of required repairs and the property owner shall be provided fourteen (14) days from the date of the written notice to complete the required repairs. Once complete, the property owner must notify the Board in writing upon completion of repairs. The Board reserves the right to require the removal if the repairs are not completed.

Such deck or patio must comply with Jefferson Twp. building code including setback requirements, appropriate sizing and grade of materials and all current safe construction rules, and any additional local or state requirements

No deck built on the ten-foot perimeter strip will exceed one level and may not serve as the foundation for any other structure such as a storage shed.

NOTE: Jefferson Twp. may consider decks and patios to be impermeable surfaces and so the resident must be aware of that TOWNSHIP policy as the Association assumes no responsibility in the event of a violation.

Once approved the resident must comply with the approved drawing. No exceptions or deviations are permitted without additional review by the Board. The Board reserves the right to require verification the dock/deck has been constructed and/or repaired in compliance with this policy and the applicable ordinances.

Definitions:

Deck

Any platform installed at or above grade level and having no roof and no enclosed sides.

Patio

An area at grade level, or slightly above grade level, covered with masonry, stone or similar material open to the sky.

10 Foot Strip Construction Application

Name _____

Date _____

Address _____

Block _____ Lot _____

Phone number _____

Email address: _____

Reason for the construction (new, repair, other)

Who will be doing the work?

Provide a copy of a property survey upon which the location of the proposed dock, deck or patio is shown. Include the lakefront and side yard boundaries. If there is no survey, a hand drawn site sketch is acceptable, but must include the approximate distance of the proposed floating dock, measured from the shoreline, and all measurements as stated above, including dimensions and set-backs. Include a plan for tree removal, if any. The application must also specify the materials to be used in the construction or reconstruction of the dock, deck or patio.