Lot Coverage Disclosure For Residences in Bernards Township

The purpose of this disclosure is to ensure that buyers of residences in Bernards Township are informed of Township regulations regarding lot coverage. The amount of lot coverage permitted on each lot is regulated by the Bernards Township Land Development Ordinance, and may also be regulated pursuant to an approval granted by the Bernards Township Planning Board or Zoning Board of Adjustment.

Subject Property
Street Address: _____ Block: _____ Lot: _____

Seller: _____ Buyer: _____

"Lot Coverage" is the portion of the lot, expressed as a percentage of the total lot area, covered by any of the following:

A. Buildings or structures, including all areas under a roof, excluding open decks not enclosed by walls or a roof.
B. Parking areas, loading areas, driveways, and other areas designed for vehicular use, regardless of the surface material.
C. Patios and walkways, regardless of the surface material.
D. The water surface of all swimming pools, fountains, and manmade ponds.
E. Any impervious surface, whether or not listed above. An "impervious surface" is a surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.

The Bernards Township Zoning Officer may be reached at (908) 204-2507 to answer any questions regarding lot coverage.

Lot Coverage Details for the Above Referenced Property

- Maximum lot coverage permitted by Ordinance or as otherwise permitted by the Planning Board or Zoning Board of Adjustment: _____%; _____ square feet

- Lot coverage resulting from the initial construction: _____%; _____ square feet

- Lot coverage available for future construction, such as patios, swimming pools, sheds, etc.: _____%; _____ square feet

The seller and the buyer of the above referenced lot herby acknowledge the full disclosure of the above information regarding lot coverage.

SELLER: _____ DATE: _____

BUYER: _____ DATE: _____

BUYER: _____ DATE: _____

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