

Lake Owassa Community Association

DOCK GUIDELINES

Permitted docks include:

Leg Docks

Floating Docks (approved flotation only)

Cantilever Docks (designed by architect or structural engineer)

Swim floats maximum size 12' X 12' (approved flotation only)

The main dock is not to exceed 240 square feet and is not to exceed 20 feet across the front, excluding catwalks to access main dock and fingers perpendicular to main dock for boat mooring.

Fingers or catwalks will not exceed 4 feet in width. Length of a catwalk may vary determined by the length of the main dock, which combined, may not protrude out into the lake more than 35 feet. Fingers for boat mooring will not contribute to the measurement of 20 feet across the main dock and shall not exceed 14 feet in length or in circumstances where the finger is a stand-alone separate entity to access a boat lift, it may not exceed 30 feet.

Every site and homeowner's needs are uniquely different, so "one size fits all" will not work at Lake Owassa. Each dock application must be considered on an individual basis.

LAKE OWASSA COMMUNITY ASSOCIATION

DOCK-FLOAT-BOAT LIFT APPLICATION

To the Board of Governors
Lake Owassa Community Association
P.O. Box 657, Branchville, NJ 17826

Date: _____

Please act on this application at the next regularly scheduled board meeting.

Name _____ LOCA Area # _____

Lake Address in Full _____

Permanent Address (if different than lake) Street _____

City _____ State _____ Zip _____

Phones: Lake _____ Home (if different) _____ Work _____

Immediate neighbors as you face the lake. Left: Name _____

Right: Name _____

Please include with this application, a signed statement by each immediate neighbor indicating:

A) No objection B) Approve with suggestions C) Desire to be on hand should a hearing be held on this application.

Type of Improvement Planned: New _____ Alteration of Existing _____ Float (raft) _____

Dock _____ Pre-fab _____ Removable _____ Permanent _____

Boat Lift- _____

Other (please describe here): _____

Material Used: Wood _____ Aluminum _____ Combo of _____ & _____

Other(describe) _____

Describe installation, giving sizes, dimensions, and positioning as well as all distances relative to lake and shoreline.

Is this installation being made for and attached to the lakefront property owned by the proprietary member making this application? YES _____ NO _____. If no, please give details _____

Note: Please furnish a sketch of the planned project. A self hand-drawn sketch is acceptable. A professional drawing is not required.

Contractor: Self Contracting _____ Pre-fab, self installed _____ Professional Contractor _____

Name or Company _____

Address _____ City _____ State _____ Zip _____

Contact _____

(Revised June, 2021)

Please make note of the following:

1. Consider your own time frame. Allow sufficient lead time for your project in the event the Board deems it advisable to make an on-sight inspection. Approval would then necessarily be delayed.
2. Approvals granted by the Board are for one (1) year only. If work has not begun on the project in that space of time, the approval becomes invalid and the applicant must re-apply.
3. Certain types and scopes of projects may require DEP approval. If so, approval must be obtained by the applicant. The Board will not be bound by such approval.
4. The proprietary member applicant is required to get a copy of his contractor's insurance certificate for submission to the Association as well as a copy for himself.
5. Requirements: A dock may not be greater than 35 ft in length from the shore. Not Larger than 240 sq. ft total area not including fingers or walkways under 4 ft in width and No edge longer than 20 ft.
A float may not be greater than 144 square feet, and not more than 12 feet in any direction.
6. Use of drums or un-encased styrofoam is prohibited.
7. ***See" Guidelines for Docks, Floats, & Cantilever Docks" on the Website under the tab "Need to Know Facts"***
- .8 Use of an inflated float/trampoline or trampoline-like surface is prohibited.
9. All applications must be approved by the Board of Governors in session. The Board recommends that you do not enter into a contract, or order, until you get written approval from the Board. The decision of the Board to approve or deny will be made in writing to the applicant.
10. Please see your LOCA by-laws for any and all additional information that may apply.

Additional comments by the applicant:

I hereby affirm that the signature below is that of the applicant who is a proprietary voting member of LOCA residing at Area#_____.

Signature & Date_____

**DOCK, FLOAT
NEIGHBOR STATEMENT**

Please check One:

- I have no objection.
- Approve with the following suggestions:

- Desire to be on hand should a hearing be held on the application.

Signature

Date

-----cut line-----

Please check One:

- I have no objection.
- Approve with the following suggestions:

- Desire to be on hand should a hearing be held on the application.

Signature

Date

Lake Owassa Community Association

GUIDELINES AND CRITERIA FOR CANTILEVER DOCK CONSTRUCTION

- All cantilever dock applications must be reviewed by the LOCA Dock Committee.
- The applicant is required to have a licensed architect or structural engineer to design and affix their seal on said design.
- Design criteria must include stainless bolts and/or threaded rods for leveling adjustment and dock structural beam removal if deemed necessary at some later date.
- The concrete base must be located on the applicant's property and not on LOCA property.
- Size of the cantilever dock may not exceed 20 feet long and 6 feet wide over the lake.
- Some sites may require a smaller size or a different configuration, depending on the specific site.
- All government requirements must be met and necessary permits obtained by the applicant.
- Completed applications will be reviewed by the LOCA Dock Committee and submitted to the Board for final approval.