



Township of Branchburg

1077 US HIGHWAY 202 NORTH, BRANCHBURG, NJ 08876-3936

TELEPHONE: (908) 526-1300 x139 FAX: (908) 526-7479

www.branchburg.nj.us

OFFICE OF THE ZONING OFFICIAL

INSTRUCTIONS FOR FILING A FENCE PERMIT

Section 7-1.5 of the Township Ordinances requires that a Zoning Permit be issued to ensure that every fence is in conformity with the provisions of the Ordinances or of a Variance or Site Plan approval. Your attention to the details in the accompanying application will expedite the review process.

- A) Refer to the attached Subsection 4-2.4 of the LAND DEVELOPMENT ORDINANCE for the fence installation requirements. If the proposed construction does not conform – a Variance may *be required*.
- B) The following items **must** be submitted:
 - 1. Original signed application.
 - 2. Two sets of the survey/plot plan showing the location of all existing buildings, structures, and other facilities, drawn to scale.
 - 3. **Note: Critical areas, such as stream encroachment, buffer zones, easements, right-of-ways, septic tank and leaching fields, wells, etc. should be noted on survey/plot plan.**
 - 4. **Show the location of the proposed fence by giving the distance from the principal dwelling to the proposed fence.**
 - 5. A Copy of brochures, pamphlets, or design standards or one set of fence details, Showing the type of fence
 - 6. **A \$25.00 permit fee is required.**

The Zoning Department has 10 business days to review the application.
Approved Fence Permits or Letters of Denial will be mailed upon completion of review.



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FENCE PERMIT APPLICATION

Block: _____ Lot: _____ Zone: _____

Address: _____

Owner/Applicant: _____

Address: _____

Email: _____

Telephone number: _____ Please check if unlisted Fax: _____

Proposed Construction : **FENCE**

Setbacks from Principal Dwelling to Proposed Fence :

Left side _____

Front Yard _____

Right side _____

Rear Yard _____

Water (✓ one): Well Public

Sewer (✓ one): Septic Public

Is the premise listed as an Historic structure: Yes No

If a Variance was required please complete the following:

Planning Board or Board of Adjustment approval? Yes No

If yes, Case number: _____, a copy of the signed Resolution must be submitted.

Applicant's signature: _____ Date: _____

Contractor's signature: _____ Date: _____

Health Department Approval (for Well/Septic):

For Office Use Only

Date of review: _____ Approved Denied Ordinance number: _____

Thomas Leach, Zoning Official



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4-2.4 Walls and Fences

A. Walls and fences meeting the requirements of this Chapter are permitted.

B. Design and materials shall be functional, they shall complement the character of the size and type of building, and they shall be suited to the nature of the project and the proposed site architecture.

C. No fence or wall shall be so constructed or installed so as to constitute a hazard to traffic and safety.

D. Fences up to four feet high shall be permitted in all front yards provided they are at least 50 percent open (not including posts and supports). Fences up to six feet in height shall be permitted in all side and rear yards.

E. Along roads with paved cartway widths in excess of 45 feet, fences less than 50 percent open (not including posts and supports) and up to eight feet high are permitted in front yards facing the paved road.

F. A dog run may have a maximum six foot high fence provided it is located in a rear yard and is set back from any lot line at least 100 feet.

G. A tennis court is permitted in a rear yard only. It may be enclosed by an open fence, but the fence shall not exceed 15 feet high. The fence shall be set back from any lot line the distance required for accessory structures in the applicable district.

H. Swimming pools shall be fenced in accordance with the building code.

4-2.4 Walls and Fences continued



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I. The finished side of fences shall face adjacent properties.

J. No fence shall be erected of barbed wire or topped with metal spikes, except that these provisions shall not apply to farms and except further that fences permitted for industrial uses may be topped by a barbed wire protective barrier up to a total height of seven feet.

K. No retaining wall or fence is permitted within a right-of-way or within 30 feet of the intersection point of intersecting street rights-of-way or within a sight easement. No retaining wall shall be located within five feet of a property line unless a maintenance easement, having a width of at least five feet for the entire length of the wall, is secured from the adjoining property owner.

I. Retaining walls shall be of durable construction, such as, but not limited to masonry, stone, brick, weathering steel or wood treated for an extended period of ground contact; shall meet construction code requirements; and shall not exceed six feet in height above grade on either side of the wall.