

**TOWNSHIP OF CHESTERFIELD
ORDINANCE NO. 2024-23**

**AN ORDINANCE AMENDING CHAPTER 130 ARTICLE XII OF THE CODE
OF THE TOWNSHIP OF CHESTERFIELD ENTITLED “DESIGN AND
PERFORMANCE STANDARDS**

WHEREAS, a review of the Design and Performance Standards for the Planned Village District has reviewed typos and slight modifications to Chapter 130-83 (9) Fences, yards and gardens; and

WHEREAS, the Zoning Officer recommends portions of §130-83 (9) Fences, yards, and garden. be amended/corrected.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township Committee of the Township of Chesterfield, County of Burlington and State of New Jersey that Chapter 130 Entitled “Land Development” Article XII. Design and Performance Standards, §130-83 (9) shall be amended and/or revised as follows:

ARTICLE XII. Design and Performance Standards.

(9) Fences, yards and gardens. A zoning permit is required for all fence installations.

(b) Walls and fences shall be architecturally compatible with the style and materials of the principal building on the same lot. Compatibility with adjacent and adjoining lots is encouraged. Freestanding stone and brick walls are permitted with a civic, institutional or commercial building in accordance with an approved site plan. Freestanding stone or brick walls are permitted on residential lots in front or side yards at a maximum height of four feet and in the ~~year~~ rear yards at a maximum height of six feet. The wall must be located outside of the sight triangle of the lot. Highway-style guardrail, stockade, or contemporary security fencing such as chain link, barbed wire or razor wire are prohibited.

(c) Rear yard fences shall be limited to a maximum of six feet in height, and, except as otherwise provided for herein, shall conform to a list of permitted fence and gate types and materials approved by the Planning Board. No wood fences shall be permitted in the ~~year-rear~~ yard. Pool enclosures shall meet the minimum requirements in this Subsection E(9)(c), in addition to other applicable local and state requirements including, but not limited to, the Uniform Construction Code (N.J.A.C. 5:23-3.14). In rear yards with alley access, fences or walls ~~may~~ shall be ~~not~~ no closer than 10 feet to the alley. On a corner lot with frontage to two alleys or lanes, fences may be no closer than 10 feet to the rear alley or lane.

(n) Fences and walls permitted in the front, rear and side yard are as follows:

[2] No solid fences are permitted in the front ~~and~~ side yard.

[8] Rigid polyvinyl chloride (PVC) fences are permitted as follows:

[a] PVC fences shall be white or beige in color.

ARTICLE II. REPEALER, SEVERABILITY AND EFFECTIVE DATE.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

CHESTERFIELD TOWNSHIP COMMITTEE

Introduced: October 10, 2024

Adopted:

RECORD OF VOTE 2024-21													
INTRODUCTION							ADOPTION						
TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC	TWP COMMITTEE	AYE	NAY	NV	AB	ORD	SEC
B. Blazic	X						B. Blazic						
S. Dhopte	X					X	S. Dhopte						
R. Hughes				X			R. Hughes						
D. Koetas-Dale	X				X		D. Koetas-Dale						
M. Litt	X						M. Litt						
X – Indicates Vote NV – Not Voting AB – Absent ORD – Motion SEC - Seconded													