



BOROUGH OF BERNARDSVILLE

ZONING OFFICE

1 ANDERSON HILL ROAD, SUITE 103
BERNARDSVILLE, NEW JERSEY 07924

(908) 766-3000 EXT. 114

Fax: (908) 766-1315

FENCES

The Borough of Bernardsville does not have a fence ordinance. Therefore, there is no minimum setback nor maximum height nor "good-side out" rule. However there are several items that must be complied with, as follows:

- Zoning Permit showing fence location and type.
- All pool fences require construction permit.
- Fences over 6' require a building permit (standard application with detail/description and proposed location on copy of survey).
- Fences cannot be placed in the street right-of-way which is usually (but not always) 50' wide and is usually shown on your survey.
- Fences cannot be placed in/restrict access to a Borough Easement, nor private easement, but this is an issue between private parties (not reviewed by the Borough).
- On corner lots, a 30' deep (into lot, perpendicular to the street) x 100' long (parallel to street) sight easement is common, in which a fence cannot be located. Refer to your survey & deed.
- On corner lots, no fence, structure or planting over 30" in height above the curb or edge of road can be installed within 20' of the corner property line.
- Generally the only land disturbance is the installation of the fence posts/poles. If any regrading is proposed which will disturb slopes over 15%, a grading analysis is required (see steep slope hand-out).
- Any tree removal is subject to the Tree Protection Ordinance. On lots of 3 acres or less, up to 3 trees with a diameter at breast height (DBH) of 4" to 10" can be removed without a permit. On lots over 3 acres, up to 5 trees with a DBH of 4" to 10" can be removed without a permit. Proposed removal beyond said quantities, or of any tree with a DBH of over 10" requires application to the Shade Tree Committee.
- State regulations may apply (flood plain; wetlands; buffers).
- Although there is no minimum setback, you should contemplate access for maintenance.