

FENCES AND WALLS

REQUIRED:

- Zoning Permit Application (include height and material of proposed fence)
- \$50 fee (residential) \$100 fee (commercial)
- Property survey TO SCALE showing all existing and proposed improvements
- HOA approval if applicable
- Grading plan required for all retaining walls

NOTE: Signed and sealed structural plans are required for any wall 3 feet in height or greater

1. No fence or wall hereafter erected, altered or reconstructed in any residential zone or on lots in any other zone on which residential buildings exist shall exceed 2 1/2 feet in height above the street level when located within 25 feet of any street line or more than six feet above ground level at the base of the fence or wall when located more than 25 feet from the street line.
2. No fence or wall hereafter erected or reconstructed in any business zone shall exceed a height of six feet above ground level unless required for security purposes.
3. No fence or wall hereinafter erected, altered or reconstructed in any industrial zone shall exceed a height of eight feet above ground level unless required for security purposes.
4. The foregoing restrictions shall not be applied so as to prevent the erection of an open wire fence not exceeding eight feet in height above ground level anywhere within a public park, public playground, a public school property, or around a commercial recreation use where such fence is for the purpose of containing an implement or missile necessary for the conduct of such recreational activity, or around outdoor storage within a commercial zone which conforms with all requirements of this chapter. Neither shall the foregoing be applied to restrict the erection of a retaining wall.
5. Nothing herein shall be applied to restrict the erection of suitable windbreaks for the winter protection of trees, shrubs, and other vegetation or the erection of protective fences around permitted public utility uses in excess of height limitations.
6. Every fence and wall shall be maintained in a safe, sound and upright condition and shall be subject to the inspection of the Construction Official.
7. Encroachments; finished side of fence.
8. All fences and walls must be erected within property lines and no fence or wall shall be erected which will encroach upon a public right-of-way or public easement without the issuance of a revocable license by the Borough of Eatontown. The aforesaid revocable license may be terminated by the Borough of Eatontown at any time with three days written notice to the licensee and the Borough of Eatontown shall not be liable to the licensee for any cost incurred by the licensee by the termination of the revocable license. The licensee shall agree to indemnify and hold the Borough harmless from any costs incurred by the Borough of Eatontown in terminating the revocable license or in removing the fence. The revocable license shall run with the land and shall be of no force or effect until it is recorded by the licensee at the licensee's expense. The licensee shall provide a true copy of the recorded agreement to the Borough of Eatontown within 10 days of its recording.
9. The "finished" side of the fence shall face outward from the property on which it is erected unless the reviewing board approves, for cause, a site plan permitting the opposite
10. The Zoning Official may deny fence permits on corner lots if he determines that the installation of said fences will adversely affect automobile sight lines, thereby creating a danger to public safety.
11. Where a retaining wall of solid masonry construction is required, the retaining wall shall be permitted, provided that the height of the wall does not exceed six inches above the grade of the land.
12. For any retaining wall three feet in height or greater, signed and sealed structural plans, details, and calculations prepared by a professional engineer licensed in the State of New Jersey must be submitted to the Borough Construction Official for review and approval. Grading plans prepared by a professional engineer licensed in the State of New Jersey must be submitted to the Borough Engineer for review and approval.