

# **TOWNSHIP OF LITTLE FALLS**

## **FENCE**

## **FACTS**

### **CHAPTER 280 ARTICLE XXII. FENCES**

#### **Permits, fees**

Any person or business entity desiring to erect a fence on their property shall make application and provide a property survey thereof to the Construction Code Official of the Township of Little Falls and pay the required fee pursuant to Chapter 71 of the Code of the Township of Little Falls.

#### **Definitions.**

##### **Height:**

Measured from the average natural elevation prior to any construction Three (3) feet either side of the proposed location of a fence, hedge or screen planting.

##### **Solid Construction:**

Any fence that is less than 50% open space between the pickets, slats or crossbars of the fence.

#### **Restrictions near intersection streets.**

No fence, hedge or screen planting in excess of three (3) feet in height shall be permitted closer than twenty-five (25) feet from the point of intersection of the side lines of intersection streets so as to provide adequate sight clearance for vehicular, bicycle and pedestrian traffic.

#### **Permitted Fences.**

- A. Within any required front yard, no fence or wall used as a fence shall be erected and maintained over four (4) feet in height. Fences erected in the front yard shall be 50% clear. Within the required side or rear yard, no fence or wall used as a fence shall be erected on any lot in excess of six (6) feet in height. All fences constructed after March 31, 2018 shall comply with all the provisions of this chapter.
- B. The use of chain link fence of any kind is not permitted in the front of a principal building beyond the front building line.
- C. Fences shall not have any kind of razor wire, barbed wire or glass as a part of the fence structure.
- D. Pillars, piers, stanchions and cheek walls may be located in the front yard of a lot, provided that such structures are set back a minimum of five (5) feet from the property line.
- E. Hedge or screen planting in excess of three (3) feet in height may be located in the front yard of a lot, provided that such structures are set back a minimum of five (5) feet from the property line.
- F. Pillars, piers, gates and stanchions may not exceed five (5) feet in height, measured from the finished grade, except that up to two piers or stanchions and gates at a driveway entrance to a lot may be up to six (6) feet in height measured from grade to the topmost portion of the pier or stanchion.
- G. The entrance space created by the gates, posts, piers, stanchions, cheek walls and the like shall have a fifteen (15) feet of clear unobstructed space. This is established to allow emergency service vehicles clear access to the property.

TOWNSHIP OF LITTLE FALLS

FENCE

FACTS

- H. Cheek walls attached to gates, posts, piers, and/or stanchions may not be more than four (4) feet long and two (2) feet wide.
- I. A fence erected on top of a freestanding wall may not exceed three (3) feet in height.
- J. Fences for dog runs, animal runs, or pens of any kind may not exceed a height of six (6) feet. These structures may be enclosed on the top. All fences for these structures shall be screened and may not be visible from the street and or neighbors. All fences for these structures shall be set at least five (5) feet from the rear and side yard property line.
- K. Any legally existing nonconforming fence may be rebuilt or replaced in its existing location with no increase in height in the manner herein provided.

Decorative side to face outward.

The finished or decorative side of any fence, as determined by the Construction Code Official of the Township of Little Falls, shall face outward in the direction of the street or adjoining properties.

Landscaping.

Nothing contained in this chapter shall be construed as prohibiting in any required front, rear or side yard decorative or landscape plantings, such as bushes, flowers, trees, and the like, which are not designed or intended as a fence.

Maintenance.

It shall be the obligation of the owner or occupant of the property to maintain any fence, hedge, or screen planting so that it does not violate the terms or provisions of this chapter.

Chapter 71 FEES:

Fence permit	\$50.00
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**TOWNSHIP OF LITTLE FALLS**  
**FENCE PERMIT APPLICATION**  
225 MAIN STREET, LITTLE FALLS NEW JERSEY 07424  
973-256-0170

**APPLICATION** *(Office Use Only)*

**FEE: \$50.00**

[ ] Board of Adjustment Valid Application Date: \_\_\_\_\_

App. Number: \_\_\_\_\_ Date: \_\_\_\_\_

**Zoning Officer** \_\_\_\_\_ **Date:** \_\_\_\_\_

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**1. PROPERTY INFORMATION** *(Applicant to Complete)*

Address \_\_\_\_\_ Zone \_\_\_\_\_

Tax Map Number: \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Present Use: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Nature of application, Property Survey Attached - Yes No

\_\_\_\_\_

**2. APPLICANT INFORMATION** *(Applicant to Complete)*

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone # \_\_\_\_\_ FAX # \_\_\_\_\_

E-Mail \_\_\_\_\_

Applicant is a: ( ) Corporation ( ) Partnership ( ) Individual

**If the applicant is NOT the owner of the property, an affidavit of ownership is required to be included with the application.**

**3. OWNER'S INFORMATION** *(Applicant to Complete)*

If the Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**4. APPLICANT'S Fence Company** *(Applicant to Complete)*

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_ FAX \_\_\_\_\_

E-Mail \_\_\_\_\_

# TOWNSHIP OF LITTLE FALLS FENCE PERMIT APPLICATION

225 MAIN STREET, LITTLE FALLS NEW JERSEY 07424  
973-256-0170

**5. Permitted Fences.** Is the Fence you are constructing in compliance with the following provisions (Check all that apply) (Mark N/A when the Item is Not applicable)

\_\_\_\_ Within any required front yard, no fence or wall used as a fence shall be erected and maintained over four (4) feet in height. Fences erected in the front yard shall be 50% clear. Within the required side or rear yard, no fence or wall used as a fence shall be erected on any lot in excess of six (6) feet in height. All fences constructed after March 31, 2018 shall comply with all the provisions of this chapter.

\_\_\_\_ The use of chain link fence of any kind is not permitted in the front of a principal building beyond the front building line.

\_\_\_\_ Fences shall not have any kind of razor wire, barbed wire or glass as a part of the fence structure.

\_\_\_\_ Pillars, piers, stanchions and cheek walls may be located in the front yard of a lot, provided that such structures are set back a minimum of five (5) feet from the property line.

\_\_\_\_ Hedge or screen planting in excess of three (3) feet in height may be located in the front yard of a lot, provided that such structures are set back a minimum of five (5) feet from the property line.

\_\_\_\_\_ Pillars, piers, gates and stanchions may not exceed five (5) feet in height, measured from the finished grade, except that up to two piers or stanchions and gates at a driveway entrance to a lot may be up to six (6) feet in height measured from grade to the topmost portion of the pier or stanchion.

\_\_\_\_ The entrance space created by the gates, posts, piers, stanchions, cheek walls and the like shall have a fifteen (15) feet of clear unobstructed space. This is established to allow emergency service vehicles clear access to the property.

\_\_\_\_ Cheek walls attached to gates, posts, piers, and/or stanchions may not be more than four (4) feet long and two (2) feet wide.

A fence erected on top of a freestanding wall may not exceed three (3) feet in height.

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\_\_\_\_ Any legally existing nonconforming fence may be rebuilt or replaced in its existing location with no increase in height in the manner herein provided.

What Flood Zone is the property located in?

Zone \_\_\_\_\_

**6. BRIEF DESCRIPTION OF PROJECT:** Indicate the prior use at this location and the type of use proposed, size of structures, hours of operation, number of employees, number of parking spaces, intention to sell or rent, and any other information important for consideration:

[illegible]

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**FENCE PERMIT APPLICATION**  
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**7. DOES THIS APPLICATION COMPLY WITH ALL REQUIREMENTS OF CHAPTER 280 FENCES: ( Yes or No )** If not, state violation, article, section and variance requested and state principal points on which the variance request is made. *(Attach separate sheet if necessary.)*

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I hereby affirm that all of the above and statements contained in the papers submitted herewith are true.

Signature of Applicant or Agent: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

**Make all checks payable to: Township of Little Falls**