

**WILLINGBORO TOWNSHIP  
COUNTY OF BURLINGTON, NEW JERSEY**

**ORDINANCE 2025-10**

**AN ORDINANCE TO AMEND CHAPTER 370 SPECIFICALLY ARTICLE XVII ENTITLED “SUPPLEMENTARY REGULATIONS” INTRODUCING SECOND-STORY DECK AND BALCONY RESTRICTIONS IN ALL RESIDENTIAL ZONES TO THE CODE OF THE TOWNSHIP OF WILLINGBORO**

**WHEREAS** the Township of Willingboro is committed to promoting the health, safety and general welfare of its residents; and

**WHEREAS** the construction of second- story decks and balconies on residential properties may impact on the privacy and enjoyment of neighboring properties; and

**WHEREAS** corner lots provide greater side yard separation and typically offer more natural buffer space, reducing the impact of elevated structures on adjoining properties; and

**WHEREAS** the Township of Willingboro seeks to preserve the character and privacy of its residential neighborhoods by establishing reasonable regulations governing the location of second-story decks and balconies; and

**WHEREAS** the Township Council finds that limiting second-story decks and balconies to corner lots will enhance privacy and mitigate potential nuisance conditions.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Willingboro, County of Burlington, State of New Jersey, as follows:

**§ 370-93.1 Deck and Balcony Restrictions**

**Purpose**

The purpose of this chapter is to restrict the construction of second-story decks and balconies at side property lines to only those properties located on corner lots in all residential zones, to preserve neighborhood character and protect adjacent residential privacy.

**A. Definitions**

- (1) **Second-Story Deck/ Balcony:** A deck or platform structure that is constructed above the first floor of a residential dwelling and is accessible from the second floor.
- (2) **Corner Lot:** A lot abutting two intersecting streets, with frontage on both streets.

(3)**Side Property Line:** A property boundary that is not a front or rear lot line, generally running between the front and rear lot lines

**B. Restrictions on Second Story Decks and Balconies.**

- (1) Second Story Decks and balconies that extend or are constructed adjacent to a side property line shall be permitted only on corner lots in all residential zones.
- (2) Second-Story Decks and balconies shall not be permitted adjacent to side property lines on inside lots or any lot that is not a corner lot, regardless of compliance with setbacks or other code requirements.
- (3) All permitted second- story decks and balconies on corner lots must comply with side yard setbacks, height, lot coverage and building code standards.

**C. Appeals.**

Any person aggrieved by the decision of the Department of Inspections regarding a second-story deck or balcony or any person aggrieved by a decision of the administrative officer may appeal to the Zoning Board of Adjustment for relief within 10 days of the action from which the appeal is taken.

**D. Enforcement; violations and penalties.**

In the event of a violation of this chapter, the Department of Inspections shall issue notice of violation to the owner or occupant of the property on which the second-story deck or balcony is located by personal service or first-class mail. Such an owner or occupant shall have 10 days from the date of written notice to comply with the provisions of this chapter. Thereafter, it shall be referred to the Township Municipal Court for disposition. Upon conviction of a violation of this chapter, the owner or occupant shall be subject to a minimum fine of \$100, in addition to penalties contained in Chapter 1, Article II, General Penalty, of the Code of the Township of Willingboro. Each day of continuing violation shall constitute a separate violation for each section of this chapter in violation.

**Severability**

If any section, subsection, sentence, clause, or phase of this ordinance is for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this ordinance.

**Repealer**

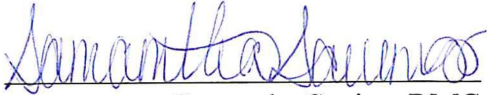
All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

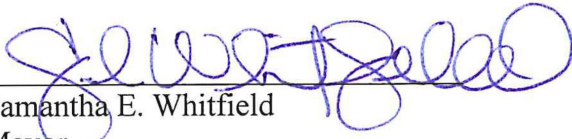
**Effective Date**

This ordinance shall take effect 20 days after final passage and publication under law.

**CERTIFICATION**

**I, SAMANTHA SAVINO, DO HEREBY CERTIFY** this to be a true and accurate copy of an Ordinance that was duly adopted by the Township Council of the Township of Willingboro at the Regular Meeting on **JUNE 17, 2025**.

  
 Samantha Savino, RMC  
 Township Clerk

  
 Samantha E. Whitfield  
 Mayor

ORDINANCE 2025- 10 (INTRODUCTION: JUNE 3, 2025)						
COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABST	ABSENT
Councilwoman Perrone			X			
Councilman Anderson		X	X			
Councilwoman McIntosh			X			
Deputy Mayor Dr. Worthy	X		X			
Mayor Whitfield			X			
ADVERTISED: JUNE 9, 2025						

ORDINANCE 2025-10 (PUBLIC HEARING/FINAL ADOPTION: JUNE 17, 2025)						
COUNCIL MEMBER	MOTION	SECOND	AYE	NAY	ABST	ABSENT
Councilwoman Perrone			X			
Councilman Anderson	X		X			
Councilwoman McIntosh			X			
Deputy Mayor Dr. Worthy		X	X			
Mayor Whitfield			X			
ADVERTISED: JUNE 23, 2025						