#26-34

AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 245-30, ENTITLED "FENCES, WALL, SCREENINGS, HEDGES, TREES AND SIGHT TRIANGLES"

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, the Township Code is hereby amended and supplemented as follows:

SECTION 1. Chapter 245 of the Township Code of the Township of Manchester, entitled "Land Use and Development" is hereby amended and supplemented so as to amend Section 245-30, entitled "Fences, wall, screening, hedges, trees and sight triangles," to revise subsections C, which shall now read as follows:

§ 245-30 Fences, wall, screening, hedges, trees and sight triangles

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C. Height of fence in front yard.

[Amended 7-25-2005 by Ord. No. 05-042]

(1) No fence from the building setback line of an existing dwelling to the front property line or along the front property line shall be permitted in excess of four feet in height except on corner lots in the R-10, R-10A, R-14, R-15 & PR-15, R-20, R-40, RA, PR-40, BVR-40, WTR-A & WTR-40 Single-Family Residential Zones as set forth in Subsection C(2).

(2) A fence in excess of four feet and solid but no higher than six feet and solid is permitted in the side yard abutting a street, provided that:

[Amended 8-11-2014 by Ord. No. 14-014]

(a) The fence shall be set back at least a minimum of five feet from the property line; and

(b) The fence shall not encroach on any part of the front yard that abuts the front of the dwelling, i.e., the fence shall not extend beyond the front building setback line; and

(c) The fence shall comply with all other provisions of the ordinance.

SECTION 2. After introduction of this ordinance, the Township Clerk shall send a copy of this ordinance to the Township Planning Board for its review and comment. The Township Clerk shall also send a copy of the ordinance to the Ocean County Planning Board pursuant to N.J.S.A. 40:55D-16.

SECTION 3. SEVERABILITY. Where any section, subsection, sentence, clause, or phrase of these regulations is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof, other than the part so declared.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect after final approval and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed by the Township Council of the Township of Manchester on first reading at a meeting held on the 8th day of June 2026 at 6:00 p.m. The Ordinance will be considered for second and final reading at a meeting of the Township Council which is scheduled for 10th day of August 2026 at 6:00 p.m. or as soon thereafter as the matter may be reached, at the Municipal Building located at 1 Colonial Drive, Manchester, New Jersey 08759, at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.

Teri Giercyk

Teri Giercyk, RMC/CMC
Municipal Clerk