

**ORDINANCE NO. 2025-28**

**AN ORDINANCE OF THE TOWNSHIP OF STAFFORD,  
COUNTY OF OCEAN, STATE OF NEW JERSEY,  
SUPPLEMENTING CHAPTER 211 OF THE TOWNSHIP  
CODE, ENTITLED "ZONING" SO AS TO AMEND SECTION  
211-35, ENTITLED "SUPPLEMENTARY ZONING  
REQUIREMENTS"**

**NOW, THEREFORE, BE IT ORDAINED**, by the governing body  
of the Township of Stafford, County of Ocean, State of New Jersey, as follows:

**SECTION 1.** The Township Code of the Township of Stafford is  
hereby supplemented as to Chapter 211, entitled "Zoning," so as to amend Subsection  
"X" of Section 211-35, entitled "Supplementary Zoning Requirements," which shall  
read as follows:

**§ 211-35      Supplementary Zoning Requirements**

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**X.      Fences.**

(1)      A "fence" or "fencing" shall be defined as any wood, masonry, metal or  
aluminum structure(s) or any wall or hedges constructed on the front, side or rear yard  
and designated to shield, screen or protect a lot(s) or a portion of a lot(s).

(2)      General requirements.

(a)      All fences hereinafter erected, rebuilt, renovated and maintained  
in any residential district in the Township shall be subject to the  
following rules, requirements and regulations:

[1]      On any lot in any residential district, no fence, wall or  
hedge shall be erected, built, renovated or maintained so  
that said fence, wall or hedge shall exceed six feet in  
height. See-through fencing may be constructed to a  
maximum height of six feet in accordance with all other  
provisions contained herein.

[2]      The height of all fences, walls and hedges shall be  
measured from the ground elevation or finished grade a  
vertical distance of six feet.

[3]      "See-through fencing" shall be defined as any fence or  
fencing having a consistent density of not greater than  
50% for all fences, living fences and hedges.

[4]      Fences on lagoon properties shall be of a see-through type  
or variety for a minimum of 15 feet from any bulkhead or

rear property line along the side line or side yard of any residential lot so as not to obstruct the view of the lagoon. The entire rear line or rear yard fence shall also be of a see-through type or variety. All living fences and hedges shall adhere to the above-stated fifteen-foot side-line regulations and shall not be constructed in a continuous non-see-through manner. The maximum height of a fence shall be four (4) feet from the top of a retaining wall.

- [5] All fences shall be constructed with the face or finished side away from the property and the structural side toward the interior of the lot(s) on which they are erected.
- [6] Fences which are painted or stained shall be of one harmonious color throughout each individual lot(s) and blend with the character of the surrounding neighborhood.
- [7] No fence shall be constructed with barbed wire or electrified or topped with spikes, sharp points or any other dangerous object(s) which may be hazardous to persons or animals.
- [8] Living fences, hedges, and screen plantings are permitted when their outer edge is placed along the property line, provided that the root ball is planted entirely within the owner's property. These plantings must be maintained in a neat, well-trimmed condition by the property owner. The adjoining property owner is entitled to trim back any portion that extends over the property line.
- [9] Fences may be installed with the finished side facing outward along the property line; however, all posts, footings must be located entirely within the owner's property and may not encroach onto neighboring property.
- [10] Fences shall be erected in a proper manner so as to permit the free flow of natural drainage and prohibit the blocking, obstruction, damming and/or ponding of surface water on the lot on which they are erected and on all contiguous and adjoining properties.
- [11] No fence, wall or hedge shall be used as a side of a shed, building or accessory structure.
- [12] No fence, wall or hedge shall encroach upon any public right-of-way, public easement or other private property(s) other than the lot(s) which it is intended to serve.

- (3) A fence permit shall be required and shall be issued, in conformance with these rules, regulations and requirements, by the Township Zoning Office for all fences, except living fences, erected in the Township.
- (4) Clear sight triangles shall be provided at all street intersections. Within such triangles, no vision-obstructing objects shall be permitted which exceed the height of 30 inches above the elevation of the existing street. This restriction shall not prohibit the construction of see-through-type fences at the height limitation prescribed above.
- (5) All fences placed in the front yard of a residential area shall be at least 50% of an open, see-through variety. For the purposes of this subsection only, where the rear yards of two corner lots abut back to back, the yard area bordered by the side line of a corner lot which is adjacent to the intersecting street shall not be considered a front yard for either corner lot.
  - (a) Corner lots for the installation of fences are defined as any lot which occupies the interior angle of the intersection of two street lines. On all corner lots the building setback line abutting both street frontages shall not be less than the minimum front yard setback required on an adjoining interior lot fronting on such street. On all corner lots the minimum lot width and depth shall be measured along both abutting street lines. All corner lots shall have two front yards, one side yard and a rear yard. The side yard shall be considered to be the lesser of the two remaining yards.
  - (b) For the purposes of the installation of fences, the front yard shall extend for the full width of the street upon which the house fronts. On the other street, the front yard shall extend to a line perpendicular to the street which intersects the frontmost point of the building. To the rear of this line shall be considered to be a part of the rear yard.
- (6) Only fences that fall within the sight triangle of the intersecting streets are required to be 50% open. The site triangle shall be calculated using a fixed point of 90 feet in each direction from the center of the intersection if no intersecting roads are subject to traffic controls; i.e., lights or stop signs. If controlled, the calculation is based on one car length behind 20 feet the stop bar or sign.

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**SECTION 2.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 3.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 4.** This ordinance shall take effect after second reading and publication as required by law.

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing ordinance was introduced and passed by the Township Council on first reading at a meeting of the Township Council of the Township of Stafford held on the 7<sup>th</sup> day of October, 2025, and will be considered for second reading and final passage at a regular meeting of the Township Council to be held on the 17<sup>th</sup> day of November, 2025 at 7:00 p.m., at the Municipal Courtroom, located at 260 East Bay Avenue, Manahawkin, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

  
SUSAN M. FARRELL, RMC, CMR  
TOWNSHIP CLERK

Introduction: October 7, 2025

**ROLL CALL VOTE**

Gov. Body	Motion	Second	Yes	No	Abstain	Absent
Mower		✓	✓			
Otte						✓
Esposito			✓			
LaRocca	✓		✓			
DarConte			✓			
Fossa			✓			
Henken			✓			

Adoption: November 17, 2025

**ROLL CALL VOTE**

Gov. Body	Motion	Second	Yes	No	Abstain	Absent
Mower			✓			
Otte			✓			
Esposito	✓		✓			
LaRocca		✓	✓			
DarConte			✓			
Fossa			✓			
Henken						✓

**CERTIFICATION**

I, **SUSAN M. FARRELL**, Municipal Clerk of the Township of Stafford, do hereby certify that Ordinance No. 2025-28 was duly adopted on second reading and public comment by the Stafford Township Governing Body at their meeting held on the 17<sup>th</sup> day of **November, 2025**.

  
**SUSAN M. FARRELL, RMC, CMR**  
**MUNICIPAL CLERK**