

Zoning Department

The Zoning Enforcement Office is located in the lower level of the municipal building. The office hours are from 9AM - 5 PM. The office reviews construction application permits. It also issues utility shed (100 square feet or less) permits along with patio, fence, and gazebo permits. Questions regarding construction of additions, decks, and driveways should be referred to zoning, as well as questions on snow removal from sidewalks.

Property owners and tenants are responsible for clearing snow and ice from sidewalks. Snow may not be moved to a cleared public roadway due to public safety concerns. Please refer to Chapter 182, SNOW AND ICE REMOVAL of the municipal code for more information.

The zoning officer conducts field investigations. Land use and ordinance violations are two of the areas routinely brought to his attention. Complaints often include inoperable or unregistered vehicles. Complaints made by residents are recorded and investigated. Occasionally, summonses are issued and the offenders are required to appear in court.

Attention: All Real Estate Agents - under our ordinance, "For Sale" signs are limited to the listed property only. Any "Open House" or directional signs off the property are allowed for the day of the open house only.

All Planning and Board of Adjustment application questions are referred to the planning office.

The Zoning Officer can be reached at (908) 725-6300 ext. 5541, or by email at zoning@bridgewaternj.gov

HOME OCCUPATIONS

[Chapter 126-368 to view the ordinance on Home Occupations.](#)

Fence Guidelines

All fences require a Zoning Permit issued at the zoning office. Permit requires a survey showing the fence location and a picture or specifications of the style of fence. An inspection of the completed fence is only made if a complaint is made with the zoning office. The permit is free. Maximum fine for erecting a fence without a permit may be \$1,000.00.

A fence is a structure. It cannot be over six feet in height. Either side of the fence can face either direction. When allowed along a property line it can be placed right along the line. No part of the fence, hole, or concrete may be over the line. Any fence placement that may violate a property line becomes a civil issue and the township does not arbitrate any dispute. Any fence placed along a wall along a property line cannot be higher than six feet on both sides measured at ground level.

Any landscaping along any property line may augment privacy with no regulation.

Solid Fence

1. Cannot be along any property line unless property has a variance.
2. Solid fence is described as open less than 50% of the fabric of the fence.
 1. 3 inch picket is less than 3-inch opening.
 2. 2 inch picket is less than 2-inch opening.
3. Maximum six feet in height.
4. Must be located in proper setback for the zone the property is in.
5. Cannot be placed in front yard setback. Corner lots have two front yards.

Open Fence

1. May be placed along entire property line.
 2. Open fence is described as more than 50% open.
 1. 3 inch picket has 3- inch or more open.
 2. 2 inch picket has 2-inch or more open.
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1. Maximum height is six feet.
 2. Chain link style fence cannot be woven with ribbon for the solid look.

No part of the fence, hole, or concrete may be over the line. Any fence placement that may violate a property line becomes a civil issue and the township does not arbitrate any dispute. Any fence placed along a wall along a property line cannot be higher than six feet on both sides measured at ground level.

Any landscaping along any property line may augment privacy with no regulation.

Zoning Office 908-725-6300 Ext. 5541

Ref: 126-339-d., 126-338-b, 126-194

Sheds - Gazebos

All sheds require a permit. Application must include a survey locating the shed and a picture with specification sheet of the shed. The Zoning Permit is free.

Sheds and Gazebos -100 SF or less (Zoning Permit only)

1. Height maximum of 8-feet at eaves.
2. R-20.1 R-10, R-10 A-B minimum distance to property line is three (3) feet.(126-308)
3. All other zones the minimum distance to side and rear property line is ten (10) feet.
4. Follow manufacturer's guidelines for footing or foundation requirements.
5. Cannot be placed in front yard.

6. Height of over 8-ft up to 10-ft, accessory structure setbacks for each zone applies
7. Height over 10-ft, requires a UCC Building Permit

Sheds and Gazebos– over 100 SF requires a zoning permit & building permit.

1. This is an accessory structure (maximum two per lot).
2. Requires a standard building permit.
3. Locate on your survey within setback for that zone.
4. Taxed
5. Maximum height at peak is 16-feet. Height is measured as an average of the four corners at finished grade.
6. No utilities allowed without proper building permit.

Patios and Retaining Walls

Patio permits require a survey locating the patio and showing the area in square feet. That area is subject to the total improved coverage of a lot according to the zoning chart for that zone. Patios cannot be closer than five (5) feet to a side or rear property line. Retaining walls require a permit. The height of the wall is the distance it must stay from a property line. An example is a two-foot wall must remain a minimum of two feet from property line. The application requires the wall be located on a survey. Patios and retaining walls that are part of a building permit like for a pool do not require a separate Zoning Permit. Retaining walls over four (4) feet require a building permit. The Code Office inspects them.

126-308.1, 126-308, 126-339, a-c