
◆ **Decks**

Decks are considered part of the dwelling unit and have to meet the required setbacks for dwellings from the property lines. You can check with the Planning Department for the required setback in your zone.

Properties that are part of a homeowner's association will have different regulations and setbacks.

Construction Inspection has typical design details for footings, railings and other parts of a deck available for use as part of the permit application

◆ **Pools**

Pools are permitted in the rear and side yard of a lot. Pools are not permitted in the front yard. The setback for pools and all associated equipment (i.e. filters) is ten feet. If a lot is less than eighty feet in width, the pool can be setback five feet from the side property lines. Concrete around an in-ground pool shall be setback five (5') feet from side & rear property lines.

All pools require a pool barrier. In-ground pools require a fence at least four feet in height, with chain link fences to have not more than a 1 1/4" opening. The permit for an in-ground pool requires submittal of a grading plan prepared by a licensed engineer in addition to the usual permit

◆ **Sheds**

A shed is a storage structure of 200 square feet in area or less. The setback & height is determined by its size and the property's

zone. In most cases, sheds are required to be setback five feet from the rear and side lot lines and can be 15 feet high. In instances where a lot is undersized for its zone, a shed can be setback two feet. An example is a property in the R-3 zone which requires a lot area of 15,000 sq. ft. If the existing lot area is less than 15,000 sq. ft. than a shed can be located two feet from the property line

Sheds are not permitted in the front yard. Sheds can be installed with an anchor kit, footings are not required.

Trailers and pods are not permitted.

If a storage structure is greater than 200 sq. ft. it is an accessory structure and is subject to greater setback requirements and different building code requirements. The size of the shed determines the type of permit required. Sheds of 200 sq. ft. or less require a zoning permit from the Dept. of Planning & Engineering. Sheds greater than 200 sq. ft. need a permit from Construction Inspection.

◆ **Tree Removal**

If more than one tree over 6" in caliper (diameter) needs to be removed to install any of the above, a tree removal permit is required.

◆ **Variances**

If you cannot meet the required zone regulations you may wish to apply for a variance. The Planning Department can provide information on how to apply.

Fences, Decks, Pools & Sheds

Answers to Frequently Asked Questions



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This brochure is designed to respond to commonly asked questions about fences, decks, pools and sheds.

◆ **Permits Required**

All of these items require either a zoning permit from the Department of Planning or a construction permit from Construction Inspection and zoning compliance approval from the Department of Planning. Specifically, fences and sheds of 200 sq. ft. or less require zoning permits.

A copy of your property survey, to scale, is necessary to make a proper review of the application. All measurements are made from property lines. Property lines are shown on the survey and indicate the actual property owned. Sidewalks and curbing are in the Township right-of-way and are not on private property.

◆ **Homeowner's Associations**

Since properties that are part of a homeowner's association may be subject to additional regulations, an approval letter from your homeowner's association is required as part as your permit application.

◆ **Inspections**

After a permit is obtained, it is the homeowner's responsibility to call for inspections after construction.

◆ **Fences**

Fences are governed by Township Ordinance and where applicable by Homeowner's Associations regulations.

All fences, except for living fences (ie. shrubs and bushes), require a zoning permit from the Department of Planning (unless the fence serves as a pool barrier when a construction permit is required).

Fences around the side and rear of the property can be a maximum of six feet in height. However, fences in the front yard can be no greater than four feet in height.

Properties on a corner have two front yards and two side yards. The front yard is defined as the full width of the lot from the front property line to the nearest line of the building (see diagram).

◆ **Fences-continued**

The Township Ordinance requires solid fences in the front yard to be setback at least four feet from the front property line.

The fence ordinance allows corner properties to fence in up to half the distance between the nearest wall of the dwelling and the front property line in the "side" front yard with a six foot high fence.

◆ **Fence Placement**

Fences can be placed on the property line or attached to a neighbor's fence only with the neighbor's written consent. Otherwise fences should be placed off of the property line to avoid disputes in the future.

If a fence has a "good" side and a "bad" side (such as stockade fencing), the "good" side of the fence shall be facing out of the property. Barbed wire or other hazardous types of fencing are not permitted.

Fences are to be installed as close to the ground as possible.

