

ORDINANCE NO. 2025-26

**ORDINANCE TO AMEND THE REVISED
GENERAL ORDINANCES OF THE TOWNSHIP OF PISCATAWAY,
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER XXI ZONING,
SECTION 6, GENERAL REGULATIONS**

WHEREAS, the Mayor and Township Council of the Township of Piscataway, Middlesex County, find it in the best interest of the public to amend Chapter XXI, Zoning, Section 6, General Regulations, of the Revised General Ordinances of the Township of Piscataway regarding the amendment of regulations regarding fences; and

BE IT THEREFORE ORDAINED by the Township Council of the Township of Piscataway, County of Middlesex, State of New Jersey, that Chapter XXI, Zoning, Section 6, General Regulations, of the Revised General Ordinances of the Township of Piscataway are hereby amended with additions shown in italics and deletions in brackets with text as follows:

CHAPTER XXI Zoning

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21-6 GENERAL REGULATIONS

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21-619 Fences.

§21-619.1

In any residential zone, no fence shall be permitted in the front yard area which will restrict visibility and be over four (4) feet high and be more than 50% solid. On a corner lot, the fencing along the street frontage, not coincident with the architectural front door, or main dwelling entrance (being used as a side yard), shall be permitted to extend into the front yard setback area for a distance equal to one-half (1/2) of the required front yard setback distance.

[In any residential district, no wall or fence shall be erected or altered so that the wall or fence shall be over four feet in height, except a wall or fence behind the front yard setback line shall be permitted up to six feet in height. Fences in the front yard setback line of any residential district shall consist of no more than 50% solid material, which shall be equally distributed throughout the entire length of the fence, except no fence shall be permitted on a corner lot unless it conforms to the sight triangle provisions of Section **21-6**, subsection **21-606** of this chapter. All solid fences must be of substantial wood construction or vinyl,

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	<p>structurally sound, able to withstand wind and weather and be of stockade, basket weave, picket or shadow board design. Every vinyl fence must conform to a standard specification known as ASTM Designation: F964-94 rigid polyvinyl chloride (PVC) Exterior Profiles used for fencing.]</p>
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BE IT FURTHER ORDAINED that if any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all other ordinances in conflict or inconsistent with this ordinance are hereby repealed, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Ordinances of the Township are hereby ratified and confirmed, except where inconsistent with the terms hereof.



DENNIS ESPINOSA, President of Township Council

Attest:



MELISSA A. SEADER, Township Clerk

Adopted, First Reading:

November 13, 2025

Publication Date:

November 19, 2025

Adopted, Second Reading:

December 9, 2025
December 14, 2025

Publication Date:



BRIAN C. WAHLER, Mayor

Date: 12-10-25

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CERTIFIED AS TO FORM AND LEGALITY:



RAJVIR S. GOOMER, ESQ., Director of Law

STATEMENT OF PURPOSE

The purpose of this ordinance is to amend Chapter XXI, Zoning, Section 6, General Regulations, of the Revised General Ordinances of the Township of Piscataway to amend the regulations regarding fences.