

**BOROUGH OF PARAMUS
COUNTY OF BERGEN
STATE OF NEW JERSEY**

ORDINANCE 2021-06

**AN ORDINANCE TO AMEND CHAPTER 429-40,
FENCES AND WALLS, OF THE REVISED GENERAL ORDINANCES OF THE
BOROUGH OF PARAMUS**

§ 429-40 Fences and walls.

A.

In all districts, unless otherwise specifically provided in this Chapter, no portion of any fence or wall exceeding three feet six inches in height shall be placed within 35 feet of the front property line. In the event that the solid area of such fence or wall exceeds 25% of the total area of the fence or wall located within 35 feet of the front property line, the height thereof shall not exceed three feet.

B.

No portion of any fence or wall extending back from the building line to and along the rear property line shall exceed six feet six inches in height, unless otherwise provided in this Chapter or required by the Land Use Board. "Wall," as herein used, shall mean either a decorative wall or a retaining wall. Tennis court fences shall be 10 feet in height.

C.

Fences in flood hazard areas as defined by NJDEP shall conform to the requirements of N.J.A.C. 7:13 (Flood Hazard Area Control Act).

D.

Any fence that is either secured to the top of a retaining wall or is adjacent to a retaining wall shall not exceed ten feet in height as measured from the lowest point of the retaining wall to the highest point of the fence. The fence shall not protrude beyond the face of the retaining wall.

E.

Decorative pillars may not be located within the street right-of-way and shall not exceed three feet in height.

F.

Any fence which is not aesthetically and visually identical on both sides must be erected so that the side facing an adjoining property owner is of equal or better aesthetic and visual appearance than the side facing the property upon which the fence is erected.

**BOROUGH OF PARAMUS
COUNTY OF BERGEN
STATE OF NEW JERSEY**

ORDINANCE 2021-06

ATTEST:



Annemarie Krusznis, RMC
Borough Clerk

BOROUGH OF PARAMUS



Richard A. LaBarbiera
Mayor

INTRODUCED: February 16, 2021

ADOPTED: April 13, 2021

Basile Birchwale and Pellino, LLP

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FLORENCE D. NOLAN**
OF COUNSEL

*MEMBER OF N.J. AND D.C. BARS
**MEMBER OF N.J. AND N.Y. BARS

March 19, 2021

**BY EMAIL AND
REGULAR MAIL**
Mayor and Council
Borough of Paramus
1 Jockish Square
Paramus, New Jersey 07652-2772

Re: Review of Ordinances
(1) Ordinance No. 2021-14 Amending Chapter 367 Subsection L
(2) Ordinance No. 2021-11 Amending Chapter 371-5.1(D)
(3) Ordinance No. 2021-06 Amending Chapter 429-40

To the Honorable Mayor and Council of the Borough of Paramus:

I write to you in my capacity as the Attorney to the Paramus Planning Board. You have referred to the Planning Board for review and comment the above-listed three proposed Ordinances of the Borough of Paramus. Pursuant to the provisions of *N.J.S.A. 40:55D-26(a)*, these Ordinances were considered at the Planning Board's regular meeting of March 18, 2021 held via teleconference. The Planning Board has directed me to write this letter report to the Mayor and Council.

1. Ordinance No. 2021-14 – An Ordinance to Amend Part II, General Legislation, Chapter 367, Signs, Section 367-12, Rules and Regulations, Subsection L, Billboards

The Planning Board finds that the Ordinance is consistent with the master plan, and hereby approves and recommends the form of ordinance you have presented.

2. Ordinance No. 2021-11 – An Ordinance to Amend Part II, General Legislation, Chapter 371, Site Plan Review, Subsection 371-5.1(D), Site Work Application

The Planning Board finds that the Ordinance is consistent with the master plan, and hereby approves and recommends the form of ordinance you have presented.

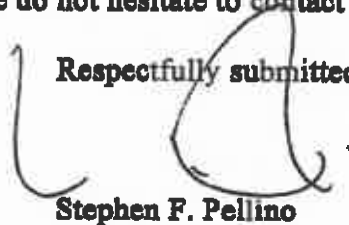
**Mayor and Council, Borough of Paramus
March 19, 2021
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3. Ordinance No. 2021-06 – An Ordinance to Amend Chapter 429-40, Fences and Walls.

The Planning Board finds that the Ordinance is consistent with the master plan, and hereby approves and recommends the form of ordinance you have presented.

Should you have any questions, please do not hesitate to contact me. Thank you.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'SFP', is written over the typed name 'Stephen F. Pellino'.

Stephen F. Pellino

SFP:cas

**cc: Paramus Planning Board, c/o Maryellen Parente, Board Secretary, By Email
Daniel Lagana, Esq., Borough Attorney, By Email
Annemarie Krusznis, Borough Clerk, By Email and Regular Mail**