

# Land Use

## Frequently Asked Questions

### Residential Properties, Sheds, Pools and Accessory Structures

Subsection 4-2 of the Land Development Ordinances

Q: How close to my property line may I install a shed?

A: It depends on the size shed. A shed 150 SF or less may be 5 foot from your side or rear property line. If the shed is greater than 150 SF then the shed will be required to be placed within the building setbacks of your property. The setbacks will depend on where you live and what zone you are in. No matter what size shed you propose a shed is not permitted in the front yard.

Q: If I want to install a shed less than 100 SF, do I need permits?

A: All sheds require a zoning permit. Any shed 100 SF or less does not require building permits.

Q: What is the maximum height of a shed or accessory structure?

A: The maximum height of any shed or accessory structure is 15 feet at the mean level of the structure's roof. The mean level of a gable roof is the middle of the span of the roof rafters from the outside wall to the ridge.

Q: Is there anything I can do if the proposed shed location does not conform?

A: You may submit a variance application to the Zoning Board of Adjustment to hear your variance request. You must prove a hardship for why you cannot comply with the Land Development Ordinances. The full variance procedure is described in the variance application.

Q: How close to my property line may I install an inground or above ground pool?

A: A pool must be installed within the building setbacks of your property. The pool's equipment must also be within the building setbacks. The building setbacks are determined by the zone you are located in. The setback for an inground pool is measured from the water's edge. A pool is not permitted in the front yard.

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Q: Does the Township of Branchburg require a grading plan with a zoning permit for a pool?

A: No, a grading plan is not required. Two copies of your survey showing all accessory structures and the location of the proposed pool is required. If you have a septic system or well, their location also has to be shown.

### Fences

Subsection 4-2.4 in the Land Development Ordinances

Q: Is a permit required?

A: For residential use a fence 6 foot high or less, a fence permit is required. For a fence higher than 6 foot, if permitted by ordinance, requires a zoning permit and building permit. For commercial use, all fences require a zoning permit and building permit.

Q: How close to the property line may a fence be installed?

A: The fence is required to be on your property including footings for the posts. The footings usually extend 6-7 inches from the post placement. It is recommended that there should be room for error when installing the fence. The finished side of the fence shall be towards your neighbors.

Q: Can a fence be installed in an easement?

A: No, a fence cannot be installed in a storm or sanitary sewer easement, right of way, sight easement or conservation easement.

Q; What type of fence can I install in my front yard?

A: A fence in the front yard must be at least 50% open, such as a picket fence or split rail fence. A fence in the front yard may only be a maximum of 4 feet high.

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### Decks

Q: Do we need a zoning permit to resurface our deck?

A: Yes, when decks are going to be resurfaced or a new deck, a permit is required. Two copies of your survey is also required showing where the deck is located. If you have septic or well, they also must be shown on the survey.

### Snow and Other General Questions

Q: Do I have to clear my sidewalk of snow and ice?

A: Yes, in Branchburg Township it is required to clear snow and ice from all sidewalks adjacent to your property within 12 hours of daylight after the storm has ended.

Q: If I have a complaint in the nature of land use, whom do I contact?

A: The Zoning Officer at 908-526-1300 ext.139.

Q: Is a house number required?

A: A house number on your dwelling where it can be seen easily from the roadway is required. If you have your house number on your mailbox that is in front of your property, this too will meet the requirements of the Revised General Ordinances Subsection 3-13.