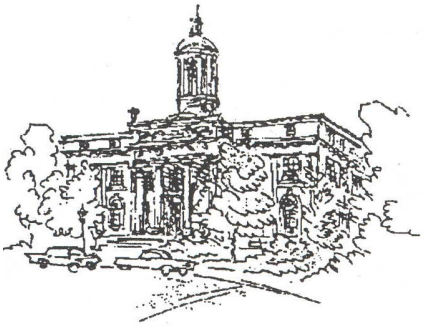

ADRIAN O. MAPP
MAYOR

CITY OF PLAINFIELD

OFFICE OF ECONOMIC DEVELOPMENT
DIVISION OF PLANNING
WILLIAM NIERSTEDT, PP/AICP
PLANNING DIRECTOR / ZONING OFFICER
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NEW JERSEY 07060

CARLOS SANCHEZ
DEPUTY DIRECTOR

Permitted Front Yard Fences

Through our review of hundreds of fence applications, the Planning Division has recognized that many residential property owners are unaware of the Land Use Ordinance's provisions for front yard fences. City of Plainfield standards permit 4' high fences in front yards. In addition, fences must be at least 50% open. **Chain-link fences, of any height, are not permitted in any front yard**. There are numerous options for homeowners who wish to install a new front yard fence or replace a nonconforming fence and install a conforming fence. All property owners are encouraged to review the following photos in order to understand the myriad of choices they have in selecting a conforming fence:

Brick Column/Wrought Iron:	Crossbuck Fence w/ Brick Columns:
Garden Lattice:	Garden Rail:

Picket Fence/Picket with Brick Columns:	Wrought Iron:
Picket Fence:	Split Rail:

All property owners are encouraged to remove nonconforming front yard fences regardless of whether a new fence is installed or not. Some common nonconforming front yard fences are: Chain-link fences of any height, 6' fences of any variety, and 100% solid fences of any variety. The Planning Division STRONGLY encourages homeowners to consider the appearance of the city, the "openness" of their particular neighborhoods, and whether or not a front yard fence adds to a property's value or not. Homeowners are advised to take care and caution when making the decision whether to install a front yard fence.

The exterior of a property is a crucial ingredient in maintaining and increasing property values. If the curb appeal looks good, you and your neighbors' property values increase. By keeping the lawn and landscaping nicely manicured, trimming the bushes and, season permitting, planting flowers, our neighborhoods and city's appearance also improves.

All property owners are required to obtain development permits before commencing fence installation. A Development Permit Application can be obtained in the Planning Division on the 2nd floor of City Hall in Room 202 or on the city's website (www.plainfieldnj.gov) by clicking the "All Downloads" link on the left of the page. When submitting a Development Permit Application, please be sure to include a property survey (no more than 10 years old) outlining the proposed location of the fence, the height of the fence (no higher than 4' is permissable by code), the material of which the fence will be constructed, and the type/style of the fence.

Please contact the Planning Division at 908-753-3391 if you have any questions regarding the provisions on fences in the Land Use Ordinance.

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Email: William.Nierstedt@plainfieldnj.gov
Website: www.plainfieldnj.gov