

**TOWNSHIP OF WESTAMPTON, NEW JERSEY**

**AN ORDINANCE AMENDING WESTAMPTON TOWNSHIP ZONING ORDINANCE  
CHAPTER 250 SECTION 250-22 PERFORMANCE STANDARDS**

**ORDINANCE NO. 1-2024**

WHEREAS, Chapter 250 of the Township Code of Westampton Township sets forth the Zoning Regulations of the Township, and

WHEREAS, section 250-22 Performance standards paragraph E. Fences and walls, sets forth the standards regarding the erection of fences within the Township; and

WHEREAS, the Township has heard from residents that the restrictions on the type of material to be used for fences within the Township is no longer appropriate; and

WHEREAS, the Township recognizes that several developments within the Township have deed restrictions, easements, and/or homeowner association rules that restrict the construction of fences or the type of fences that may be constructed, over which the Township has no authority; and

WHEREAS, the Township Committee has determined that it is appropriate to amend the performance standards regarding fences to permit additional materials to be used.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee that §250-22 of Chapter 250 of the Westampton Township Code shall be amended as follows:

**Section 1.**

**§250-22. Performance Standards**

E. Fences and walls

(5) The construction of a fence or wall shall be subject to the approval by the Board of Directors, or a committee established by the Board of Directors, of a homeowner's association, or condo association operating within and for a residential community in the Township of Westampton, where one exists, in which case the decision of the homeowner's association shall control.

(6) Allowed Materials. Fences and walls shall be made of high quality, durable materials that require low maintenance. Acceptable materials for a fence include: chain link, wood, brick, masonry block, stone, tubular steel, wrought iron, vinyl, composite/recycled materials (hardy board), or other manufactured material or combination of materials commonly used for fencing.

(7) Prohibited Materials. Fences and walls shall not be made of or contain:

a. Scrap materials such as scrap lumber and scrap metal.

b. Materials not typically used or designated/manufactured for fencing such as metal roofing panels, corrugated or sheet metal, tarps, or plywood; unless this type of material is utilized by necessity to effect immediate repair of fencing, whether in whole or in part, for a period not to exceed 60 days.

**Section 2.**

All other sections of Westampton Code **Chapter 232-3 Exclusion of Trucks Over Four Tons** shall remain in full force and effect.

**Section 3.**

This ordinance shall take effect upon final passage and publication according to law.

The Township Committee hereby declares that all Ordinances and parts of Ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

| <b>Roll Call Vote -Upon Introduction – 01/23/2024</b> |                   |                 |            |           |                |               |
|---|-------------------|-----------------|------------|-----------|----------------|---------------|
| <b>Committee Member</b>                               | <b>Introduced</b> | <b>Seconded</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> |
| Burkley   |                   |                 | X          |           |                |               |
| Carr  | X                 |                 | X          |           |                |               |
| Mayor Henley  |                   |                 | X          |           |                |               |
| Mungo   |                   | X               | X          |           |                |               |
| Wright  |                   |                 |            |           |                | X             |

| <b>Roll Call Vote – Upon Adoption – 02/06/2024</b> |                   |                 |            |           |                |               |
|--|-------------------|-----------------|------------|-----------|----------------|---------------|
| <b>Committee Member</b>                            | <b>Introduced</b> | <b>Seconded</b> | <b>Yes</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> |
| Burkley  | X                 |                 | X          |           |                |               |
| Carr   |                   |                 |            |           |                | X             |
| Mayor Henley                                       |                   |                 | X          |           |                |               |
| Mungo  |                   |                 | X          |           |                |               |
| Wright   |                   | X               | X          |           |                |               |

Adopted upon final reading on February 6, 2024

\_\_\_\_\_  
Mayor Sandy Henley

Attest

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Wendy Gibson, Township Clerk