

55-181.2. Division 2: West of Parkway.

Signs may be erected and maintained only when in compliance with the provisions of this chapter and any and all other ordinances and regulations relating to the erection, alteration or maintenance of signs and similar devices. All signs, where permitted in this chapter, are subject to the following:

- A Signs shall not contain moving parts or use flashing or intermittent illumination. The source of light shall be steady and stationary.
- B. Signs shall not cast objectionable light upon any dwelling or mixed use dwelling on a separate lot.
- C. Signs shall be no higher than thirty-five (35) feet from the ground to the highest part of the sign.
- D. Signs shall not be so erected as to obstruct entrance to or exit from a required door, window, fire escape or other required exit way.

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- E. Temporary signs and banners of a noncommercial nature across the right-of-way are permitted as an exception by the Zoning Board of Adjustment, provided that permission is obtained from the Township Committee, they are erected in a location in which they will not cause a traffic hazard, they meet safety standards and are maintained and removed when their temporary use is completed.
- F. *Signs in Residential Districts.* The following types of signs may be permitted in residential districts unless otherwise provided:
- (1) One (1) nameplate and one (1) house number sign for each dwelling unit, professional office or home occupation, provided that it does not exceed four (4) square feet and identifies only the name and title of the occupant. It shall not extend beyond a vertical plane two (2) feet inside the lot from the street line. If lighted, it will be illuminated without objectionable glare. No displays or changes in facade shall indicate from the exterior that the building is being used in whole or in part for any purpose other than that of a dwelling.
 - (2) A real estate sign, provided that it is unlighted, is not closer to a right-of-way than one-half (1/2) the depth of the existing front yard, does not exceed six (6) square feet in area and pertains either to the lease, rental or sale of the premises on which it is maintained. Signs shall be removed at the expense of the advertiser within thirty (30) days after completion of the business being advertised. Sold signs shall be permitted between the signing of the contract of sale and the date of the legal closing. Temporary directional real estate signs may be temporarily erected to advertise an "Open House" hosted by a licensed New Jersey real estate broker or agent, provided such signs are erected for a period not to exceed six (6) consecutive hours in one

day and are thereafter immediately removed. All real estate signs do not require a permit. [**Amended 10-1-01 by Ord. No. 2001-34**]

- (3) Signs, up to two (2) feet square in area on each side, which are necessary for the identification, protection and operation of public utility facilities.

G. *Signs in Industrial and Commercial Districts.* The following types of signs may be permitted in industrial and commercial districts. No sign shall be erected that interferes with or obstructs navigation.

- (1) One (1) wall sign to a property, provided that it is attached to the wall of a building and projects horizontally not more than twelve (12) inches therefrom, is not less than ten (10) feet above the sidewalk and occupies not more than twenty percent (20%) of the total area of the front of the principal building. It shall not project more than three (3) feet above the roof line or parapet wall.
- (2) One (1) projecting sign, provided that it shall not project beyond a vertical plane two (2) feet inside the lot from the street line.
- (3) One (1) freestanding sign not to exceed eighty (80) square feet in area shall not extend beyond a vertical plane two (2) feet inside the lot from the street line.
- (4) General shopping district identification signs, provided that they are separate and not attached to any building, a maximum of two (2) such signs for any one (1) general area. The height of the signs shall be a maximum of twenty (20) feet measured from the ground, and the maximum size of the sign portion itself shall not exceed one hundred (100) square feet.

H. *Commercial Signs.* Commercial sign structures may be erected subject to a permit granted by the Zoning Board of Adjustment, provided that such commercial sign structures do not exceed three hundred (300) square feet in surface area and are spaced at intervals of not less than one thousand (1,000) feet along the same side of any street, railroad or highway. No commercial sign structure shall be located within one hundred (100) feet of any street intersection or intersection of any street with any railroad.