

J.H. Administration

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of High Bridge approve Ordinance 2015-1.

REPEALER

All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

EFFECTIVE DATE

This ordinance shall take effect upon passage and publication as provided by law.

Adam Young
Deputy Municipal Clerk

Mark Desire
Mayor

ROLL CALL VOTE				
COUNCIL MEMBER	YES	NO	ABSTAIN	ABSENT
Mayor Desire	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Councilwoman Hughes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Scarcia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilwoman Shipps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Strange	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Councilman Zappa	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- c. Street address numbers shall have a maximum height of twelve (12) inches.
 - d. Street address lettering shall have a maximum height of eight (8) inches.
4. Street-level directory signs.
- a. Where a building has upper story non-residential uses, one (1) street-level directory sign shall be permitted per entrance to said upper story establishments. Directory signs shall be located next to the exterior entrance to the upper story establishments.
 - b. The maximum sign area shall be three (3) square feet.
 - c. The maximum letter height shall be eight (8) inches.
 - d. The top edge of the directory sign shall not be installed more than six (6) feet above the sidewalk or ground level.
5. Window signs.
- a. Ground floor and upper story non-residential uses may have window signs.
 - b. All window signs shall be neat, clean and professional-looking.
 - c. Window signs may be temporary or permanent.
 - d. Windows signs shall not exceed twenty-five percent (25%) of the non-residential glass area of the street façade.
 - e. The maximum letter height shall be twelve (12) inches.
 - f. Window signage shall pertain only to the establishment occupying the premise where the window is located.

F-H. Real Estate Signs.

I-G. Seasonal Agricultural Signs.

- d. The maximum sign area shall be thirty (30) square feet.
- e. The maximum letter height shall be fourteen (14) inches.
- f. The top edge of a wall sign shall not be installed more than fifteen (15) feet above the sidewalk or ground level. The top edge of a wall sign shall not project above the roof line.
- g. Wall signs shall not project more than eight (8) inches beyond the façade.

2. Monument signs.

- a. Monument signs shall be permitted where a building has more than one (1) non-residential use and is set back from the right-of-way at least twenty (20) feet.
- b. A maximum of one (1) monument sign shall be permitted per parcel in the Mixed-Use Commercial Zone.
- c. The maximum sign area shall be thirty (30) square feet, excluding the base.
- d. The maximum sign height shall be six (6) feet, which shall include the base.
- e. The sign shall be set back from the right-of-way a minimum of eight (8) feet.
- f. The base of the monument sign shall be constructed of materials that are consistent with the building architecture.
- g. The base of the sign shall be landscaped a minimum of two (2) feet in all directions.
- h. Monument signs may be externally lit. Internally-lit monument signs shall be prohibited.

3. Street address signs.

- a. Street address signage shall be provided on each building or for each individual ground floor tenant. Street address signage shall contain, at a minimum, the building number.
- b. Street address signage may be placed on the façade, door or on a monument sign.

- c. The maximum letter height shall be eight (8) inches.
 - d. The top edge of the directory sign shall not be installed more than six (6) feet above the sidewalk.
4. Window signs.
- a. Ground floor and upper story non-residential uses may have window signs.
 - b. All window signs shall be neat, clean and professional-looking.
 - c. Window signs may be temporary or permanent.
 - d. Windows signs shall not exceed twenty-five percent (25%) of the non-residential glass area of the street façade.
 - e. The maximum letter height shall be eight (8) inches.
 - f. Window signage shall pertain only to the establishment occupying the premise where the window is located.

§145-302.G. Signs in Non-Residential Districts – Mixed-Use Commercial (MUC) Zone.

No business or other commercial establishment shall be allowed signs except as permitted herein. When multiple storefronts occur within the same building, their signs shall be compatible in style, dimension and mounting height.

1. Wall signs.
- a. Ground floor establishments may have a wall sign.
 - b. There shall be no more than one (1) wall sign per establishment per public street frontage.
 - c. The following types of wall signs shall be permitted in the Mixed-Use Commercial Zone:
 - (1) Back-lit raised letters with concealed ballast.
 - (2) Signage board with or without downward lighting.

- (1) There shall be no more than one (1) hanging sign per establishment.
 - (2) The maximum sign area shall be six (6) square feet.
 - (3) The maximum letter height shall be twelve (12) inches.
 - (4) The lower edge of a hanging sign shall be at least eight (8) feet above the sidewalk. The highest edge of a hanging sign shall be no more than fourteen (14) feet above the sidewalk.
 - (5) Hanging signs shall project a maximum of four (4) feet from the building façade.
 - (6) Sign support framework shall be well-crafted, in keeping with the sign and building architecture.
 - (7) There shall be a minimum of twenty-five (25) feet separation between hanging signs.
 - (8) Hanging signs may be externally lit. Internally-lit hanging signs shall be prohibited.
2. Street address signs.
- a. Street address signage shall be provided on each building or for each individual ground floor tenant. Street address signage shall contain, at a minimum, the building number.
 - b. Street address signage may be placed on the façade or on the door.
 - c. Street address numbers shall have a maximum height of ten (10) inches.
 - d. Street address lettering shall have a maximum height of six (6) inches.
3. Street-level directory signs.
- a. Where a building has upper story non-residential uses, one (1) street-level directory sign shall be permitted per entrance to said upper story establishments. Directory signs shall be located next to the exterior entrance to the upper story establishments.
 - b. The maximum sign area shall be three (3) square feet.

e. ~~All such signs....~~

4. Ground or Freestanding Signs. One (1) ground type sign shall be permitted for each non-residential lot in the ~~DB~~, C, and ROM Zones only, subject to the following limitations and requirements:

§145-302.F. Signs in Non-Residential Districts: Downtown Business (DB) Zone.

No business or other commercial establishment shall be allowed signs except as permitted herein.

1. A ground floor establishment may have either a wall sign OR a hanging sign. The standards for wall signs and hanging signs are as follows:
 - a. Wall signs.
 - (1) There shall be no more than one (1) wall sign per establishment per public street frontage.
 - (2) The following types of wall signs shall be permitted in the Downtown Business Zone:
 - (a) Back-lit raised letters with concealed ballast.
 - (b) Signage board with or without downward lighting.
 - (3) The maximum sign area shall be twenty-five (25) square feet.
 - (4) The maximum letter height shall be twelve (12) inches.
 - (5) The top edge of a wall sign shall not be installed more than fifteen (15) feet above the sidewalk. The top edge of a wall sign shall not project above the roof line.
 - (6) Wall signs shall not project more than eight (8) inches beyond the façade.
 - (7) When multiple storefronts occur within the same building, their signs shall be compatible in style, dimension and mounting height.
 - b. Hanging signs.

BE IT FURTHER ORDAINED, by the Mayor and Borough Council of the Borough of High Bridge, that the Borough Code Chapter 145, Land Use and Development Ordinance, Article 3, Section 302, Signs, be amended as follows, in relevant part:

§145-302.C.2.

- a. A maximum of three (3) temporary event windows signs shall be permitted per establishment. Each sign shall not exceed eight and a half (8.5) inches by eleven (11) inches in size. Temporary event window signs may be displayed for a period not to exceed two (2) weeks prior to the event and shall be removed twenty-four (24) hours after the conclusion of the event.

§145-302.E. Signs in Non-Residential Districts: C and ROM Zones.

No business or other commercial establishment including manufacturing and research shall be allowed signs except as permitted herein. Furthermore, any new or replacement signs; with the exception of a comparable replacement sign for a pre-existing, non-conforming sign that is required due to age, condition or damage; on non-residential properties containing more than one (1) use or business establishment shall be ~~subject to site plan~~ reviewed by the ~~Planning Board~~ Borough and shall be part of an approved, comprehensive signing plan for the property. Permitted signs may be any one (1) or combination of the following, provided, however, that no individual business or other commercial establishment including manufacturing and research, shall be permitted to display more than two (2) permanent, exterior signs and two (2) simultaneous temporary signs:

1. Signs located in Zones ~~DB~~, C, and ROM shall not exceed.....
2. Wall Signs.
3. ~~Roof signs. Roof signs are permitted on the front of each commercial building that faces a street in the DB Zone, subject to the following limitations and requirements:~~
 - a. ~~Not more than (1)....~~
 - b. ~~The bottom....~~
 - c. ~~The height of....~~
 - d. ~~The total area....~~

Introduction January 8, 2015
Adoption February 12, 2015 (Tentative)

ORDINANCE #2015-01

AN ORDINANCE OF THE BOROUGH OF HIGH BRIDGE, IN THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE BOROUGH CODE TO REVISE CHAPTER 145, LAND USE AND DEVELOPMENT ORDINANCE, TO AMEND THE STANDARDS CONCERNING SIGNAGE.

WHEREAS, the Borough Planning Board and the Borough Planner reviewed the Borough of High Bridge Code and determined that the signage standards were outdated and inconsistent with the vision for the downtown;

WHEREAS, the Borough Planning Board and the Borough Planner worked together to create new signage standards to reflect the goals and objectives outlined in the 2011 Sustainable Economic Development Plan Element;

WHEREAS, the Borough received input from the public and the business owners during the drafting of the ordinance amendments;

WHEREAS, the Mayor and Council for the Borough of High Bridge reviewed the recommendation of the Borough of High Bridge Planning Board and the Borough Planner and desires to amended and supplement the Borough Code Chapter 145, Land Use and Development Ordinance;

BE IT FURTHER ORDAINED, by the Mayor and Borough Council of the Borough of High Bridge, that the Borough Code Chapter 145, Land Use and Development Ordinance, Article 1, Definitions, Section §145-104 be amended to include the following definitions, to be inserted in alphabetical order, as follows, in relevant part:

HANGING SIGN – A sign that is wholly or partly dependent upon a building for support and projects more than twelve (12) inches from such building.

MONUMENT SIGN – A sign not affixed to a building where the entire bottom is in contact with or is close to the ground.

WALL SIGN – A sign fastened to the wall of a building in such a manner that the wall becomes the supporting structure for the sign. A sign hung from the structure of a porch that is parallel to the front façade of the building shall be considered a wall sign.