PARTY IMMEDIATELY CONCERNED – For purposes of notice, any applicant for development, the owners of the subject property, and all owners of property and governmental agencies entitled to notice under Section 7.1 of P.L.1975, c. 291(C. 40:55D-12).

PERFORMANCE GUARANTEE – Any security which may be accepted by the Borough, including but not limited to surety bonds, letters of credit as specified in Section 702.D. of this Ordinance, and cash.

PERMITTED USE – Any use that is allowed in a specified zoning district under this Ordinance.

PLANNED RESIDENTIAL DEVELOPMENT – An area of land with a specified minimum contiguous or noncontiguous acreage of five (5) acres or more to be developed as a single entity according to a plan containing one or more residential clusters, which may include appropriate commercial, or public or quasi-public uses all primarily for the benefit of the residential development.

PLANNING BOARD – The duly designated Planning Board of the Borough established pursuant to Section 601 of this Chapter.

PLAT – The map of a subdivision or survey.

PLAT, FINAL – The final map of all or portion of a subdivision which is presented to the Planning Board for final approval in accordance with this Ordinance and which, if approved, shall be filed with the County Clerk for recording in accordance with the law. A plat that receives final approval shall have been prepared by a New Jersey licensed professional land surveyor in accordance with all of the provisions of The Map Filing Law.

PLAT, PRELIMINARY – A map of a major subdivision containing the information required in this Ordinance and submitted in accordance with the procedures set forth in this Ordinance for the purpose of securing preliminary subdivision approval.

POOL, ORNAMENTAL – An artificially created water body on a developed lot that is not intended or maintained for swimming or bathing purposes, is less than thirty-six (36) inches deep and less than fifty (50) square feet in water surface area.

PRELIMINARY APPROVAL – The conferral of certain rights pursuant to the Municipal Land Use Law prior to final approval after specific elements of a development plan have been agreed upon by the Planning Board and the applicant.

PRELIMINARY FLOOR PLANS AND ELEVATIONS – Architectural drawings prepared during early and introductory stages of the design of a project illustrating in a schematic form, its scope, scale and relationship to its site and immediate environs.

PROFESSIONAL OFFICE – The office of a physician, surgeon, dentist, architect, clergyman, lawyer, engineer, real estate broker, and insurance broker or other persons engaged in a similar profession. Where such office is a part of a residential structure, the restrictions outlined under Home Occupation shall apply.

PUBLIC AREAS – Public parks, playgrounds, trails, paths and other recreational areas; other public open spaces; scenic and historic sites; and sites for schools and other public buildings and structures.

PUBLIC BUILDING – A building owned by either a governmental entity or by a non-profit corporation, and open to the general public.

PUBLIC OPEN SPACE – An open space area conveyed or otherwise dedicated to the Borough, to a Borough agency, to the Board of Education, or to a State or County agency or other public body for recreational or conservation use.

PUBLIC UTILITY – These uses include telephone dial equipment centers, power substations, cable television, and other utilities serving the public, such as sewage treatment plants and water supply and treatment facilities, but shall exclude dumps and sanitary landfills.

PUBLIC VIEW – Visible area from a public thoroughfare, public lands or buildings or navigable waterway.

PUBLIC WATER - Potable water supplied only by the High Bridge Water Utility or its successors.

RECREATIONAL VEHICLE - A vehicle which is built on a single chassis; is four hundred (400) square feet or less when measured at the longest horizontal projections; is designed to be self-propelled or towable by a light duty truck; and is designed not for use as a permanent dwelling but primarily as temporary living quarters for recreational, camping, travel, or seasonal use.

RESIDENTIAL CLUSTER – A contiguous or noncontiguous area to be developed as a single entity according to a plan containing residential dwelling units which have a common or public open space area as an appurtenance.

RESIDENTIAL SITE IMPROVEMENT STANDARDS – Design standards for residential development promulgated by the NJ Department of Community Affairs (N.J.A.C. S:21-1.1 et seq.), as amended. Also known as the "RSIS".

RESTAURANT – An eating establishment catering to seated customers either indoors or outdoors, excluding any stand-up indoor eating places, drive-in or drive-through and other such eating places. A restaurant may also include, as an accessory use, facilities for the sale of alcoholic or other beverages for on-premises consumption.

RIGHT-OF-WAY – The land and space required on the surface, subsurface and overhead by a public agency for the construction and installation of materials necessary to provide passageway for vehicular traffic, pedestrians, utility lines, poles, conduits and the like.

SEARCH AREA – That geographic area (which may or may not extend beyond municipal boundary lines) within which additional wireless telecommunications facilities are required to provide reliable and adequate coverage consistent with the licensing requirements of the Federal Communications Commission (FCC).

SEDIMENTATION – The deposition of soil that has been transported from its site of origin by water, ice, wind, gravity or other natural means as a product of erosion.

SERVICE STATION – Lands and buildings providing for the sale of kerosene, motor fuels and lubricants, and automotive accessories and/or providing for the maintenance and repair of motor vehicles except for auto body repairs.

SETBACK – The minimum required distance between a structure and any lot line or, on a residential lot, the boundary of a critical area where the critical area is situated between the structure and the lot line, unless an exception is given elsewhere in this Chapter.

SHOPPING CENTER – One or more buildings or parts thereof to be occupied and used by more than one enterprise for the conduction of business as an integrated and comprehensively planned development.

SIGN – Any announcement, declaration, demonstration, display, illustration or insignia used to advertise or promote the interest of any person, group of persons or products, located on a building or its grounds giving the name and occupation of the user of the premises and/or the nature of the business(s) conducted therein and/or the product(s) primarily sold or manufactured therein. Any such lighted or unlighted device located within a building, which is designed to be seen from the outside of the building, is a sign.

SITE PLAN – A development plan of one (1) or more lots on which is shown:

1. The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, drainage, floodplains, wetlands and waterways;
2. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping, structures and signs, lighting, screening devices; and
3. Any other information that may be reasonably required for the Planning Board to make an informed determination pursuant to this Ordinance as to the approval of the site plan.

SITE PLAN, MAJOR – A development plan of one (1) or more lots which proposes expansion of more than twenty-five percent (25%) of the existing floor area and/or impervious surface area and/or new construction of over five-thousand (5,000) square feet of floor area that may include planned development, new street(s) or extension of any off-tract improvement(s). The application shall contain the information required by this Ordinance for approval of a major site plan.

SITE PLAN, MINOR – A development plan of one (1) or more lots which proposes an expansion of twenty-five percent (25%) or less of the existing floor area and/or impervious surface area and/or a change of use within the existing structure(s) and/or new construction up to and including five-thousand (5,000) square feet of floor area but not involving any planned development, new street(s) or extensions of any off-tract improvement(s) and containing the information required by this Ordinance for approval of a minor site plan. A plan for the construction of barns, sheds and silos erected for agricultural purposes shall be deemed a minor site plan.

STANDARD SPECIFICATIONS – The New Jersey Department of Transportation Specifications For Road And Bridge Construction, latest edition.

START OF CONSTRUCTION – The date of issuance of a building permit for new construction or substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within one-hundred and eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site such as the pouring of a slab or footings, the installation of piles, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings or piers, or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STORY – That part of a building between the surface of any floor and the next floor above it, or in its absence, then the finished ceiling or roof above it. A "split-level" story shall be considered a second story if the floor of the second level is six (6) feet or more above the floor of the first level.

STREET – Any street, avenue, boulevard, road, parkway, viaduct, drive or other way which is an existing State, County or municipal roadway, or which is shown upon a plat heretofore approved pursuant to law, or which is approved by official action as provided by the Municipal Land Use Law, or which is shown on a plat duly filed and recorded in the office of the Hunterdon County Clerk prior to the appointment of a Planning Board and the grant to such Board the power to review plats; and includes the land between the street lines, whether improved or unimproved, and may comprise pavement, shoulders, gutters, curbs, sidewalks, parking areas, and other areas within the street lines.

STREET, ARTERIAL – A State or County road or highway carrying the major portion of through traffic in the Borough.

STREET, COLLECTOR – A street which carries traffic from minor streets to secondary, primary and arterial roads; the principal entrance street(s) of a residential development.

STREET LINE – The edge of the existing or future street right-of-way, whichever is greater, as shown on the adopted Master Plan or Official Map, forming the dividing line between the street and a lot.

STREET, MINOR – A street which is used primarily for access to the abutting properties and not for through traffic; the term "minor street" includes a cul-de-sac; the term "minor street" is synonymous with the term "local street".

STRIPPING – Any activity which removes or disturbs the vegetative cover of land including clearing and grubbing operations.

STRUCTURE – A combination of materials to form a construction for occupancy, use or ornamentation whether installed on, above, or below the surface of a parcel of land.

STRUCTURE, REPAIR OF – The reconstruction or replacement of parts of a structure due to damage or lack of maintenance using the same or comparable materials that would not be considered a substantial improvement and does not result in any changes to the location, height, floor area, habitable floor area, building area, room layout, or use of the structure.

SUBDIVISION – The division of a lot, tract or parcel of land into two (2) or more lots, tracts, parcels, or other divisions of land for sale or development. The term "subdivision" shall also include the term "resubdivision." No lot shall be subdvided or re-subdivided except in conformance with the general zone regulations and subdivision standards as well as the Special Lot Regulations of Section 301 M. The following shall not be considered subdivisions within the meaning of this Ordinance if no new streets are created:

1. Divisions of land found by the Planning Board to be for agricultural purposes where all resulting parcels are five (5) acres or larger in size;
2. Divisions of property by testamentary or interstate provisions;
3. Divisions of property upon court order, including but not limited to judgments of foreclosure;
4. Consolidation of existing lots by deed or other recorded instrument; and
5. The conveyance of one (1) or more adjoining lots, tracts, or parcels of land, owned by the same person or persons, all of which are found and certified by the Administrative Officer to conform to the requirements of this Ordinance and are shown and designated as separate lots, tracts or parcels on the Tax Map of the Borough.

SUBDIVISION, MAJOR – Any subdivision not classified as a minor subdivision.

SUBDIVISION, MINOR – Any subdivision resulting in two (2) lots fronting upon an existing State, County or municipal road, not involving any new street, planned development, or the extension of any off - tract improvement, not involving the extension of any municipal facilities, and not adversely affecting the development of the remainder of the parcel or adjoining property.

SUBSTANTIAL IMPROVEMENT – Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the fair market value of the structure before the "start of construction" of the improvement or, if the property has been damaged and is being restored, before the damage occurred. The term does not include either:

1. Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the local code enforcement office and which are the minimum necessary to assure safe living conditions; or
2. Any alteration to an "historic structure" provided that the alteration will not preclude the structure's continued designation as an "historic structure".

SWIMMING POOL, PORTABLE – Those pools for swimming or bathing purposes which are not permanently installed, do not require water filtration, circulation and purification, do not exceed thirty (30) inches in water depth, do not exceed a water surface of one-hundred (100) square feet, and do not require braces or supports. Such pools are typically put up for the summer months and taken down each year.

SWIMMING POOL, PRIVATE RESIDENTIAL – A permanent water-filled enclosure, artificially constructed, in whole or in part, whether located above or below the ground, that has a depth of more than thirty (30) inches above grade and/or a minimum water depth of eighteen (18) inches below grade; and is designed and maintained as an accessory use on a residential lot for swimming and bathing purposes by the members of the household and their guests, and including all accessory buildings, structures, and equipment. Not withstanding the water depths cited above, this definition includes outdoor hot tubs, jacuzzis, and similar structures.

SWIMMING POOL, PUBLIC OR PRIVATE CLUB – Either outdoor or indoor pools which are artificially and permanently, constructed to provide recreational facilities for swimming, bathing or wading.

TRACT – An area of land, including critical areas, all or part of which is the subject of a development application, including contiguous portions of a street or right-of-way. A tract is composed of one or more lots having sufficient dimension and area to make one development meeting the requirements of this Ordinance for the use(s) intended.

USABLE LAND AREA – An area of land which contains no critical areas, has a depth to seasonal high water table of more than four (4) feet and a depth to bedrock of more than ten (10) feet.

USE – The purpose or activity for which land or buildings are designed, arranged or intended, or for which land or buildings are occupied or maintained.

USE, PRINCIPAL – The main or predominant purpose of any lot and/or building.

VARIANCE – Permission to depart from the literal requirements of this Ordinance pursuant to N.J.S.A. 40:55D-40b, 60, 70c or 70d to permit a use or construction otherwise prohibited by this Ordinance.

WATERCOURSE – Any natural or artificial waterway, stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine or wash in which water flows in a definite direction or course, either continuously or intermittently and which has a definite channel with bed and banks.

WIRELESS TELECOMMUNICATIONS ANTENNA – A system of electrical conductors that transmit or receive radio frequency signals, digital signals, analog signals, or electromagnetic waves for wireless communications.

WIRELESS TELECOMMUNICATIONS EQUIPMENT COMPOUND – A fenced-in area that houses any combination of wireless telecommunications structures, buildings, antennas, equipment and/or towers.

WIRELESS TELECOMMUNICATIONS STRUCTURES, ANTENNAS, EQUIPMENT AND/OR TOWERS – Buildings and/or structures and equipment for the delivery of wireless telecommunications except for satellite dish antennas. For purposes of this definition, wireless telecommunications structures, antennas, equipment and/or towers may be collectively referred to herein as "wireless telecommunications facilities". This definition shall not include any tower, or the installation of any antenna, that is less than seventy (70) feet in height and is owned and operated by a federally licensed, amateur, radio-station operator or is used exclusively as a receive-only antenna.

WIRELESS TELECOMMUNICATIONS TOWER – A vertical structure used to support wireless telecommunications antennas.

YARD, FRONT – An open space extending across the full width of the lot and lying between the street line and the building line. The depth of the front yard shall be measured horizontally and at right angles from the closest point of the building to either a straight street line or the point of tangent of a curved street line. Where a property has frontage on two or more streets, the property will be subject to the required front yard setback from each street for the applicable zone. In addition, the minimum front yard for residential lots shall be measured outward from the principal building and shall be provided in a contiguous area located between the building and the edge of any critical areas.

YARD, REAR – An open space extending across the full width of the lot and lying between the rear lot line and the closest point of the building. The depth of the rear yard shall be measured horizontally and at right angles from the closest point of the building to either a straight rear lot line or the point of tangent of a curved rear lot line. In addition, the minimum rear yard for residential lots shall be measured outward from the principal building and shall be provided in a contiguous area located between the building and the edge of any critical areas.

YARD, SIDE – An open space extending from the front yard to the rear yard and lying between each side lot line and the closest point of the building. The width of the required side yard shall be measured horizontally and at right angles from the closest point of the building to either a straight side lot line or the point of tangent of a curved side lot line. In addition, the minimum side yard for residential lots shall be measured outward from the principal building and shall be provided in a contiguous area located between the building and the edge of any critical areas.

ZONING BOARD OF ADJUSTMENT – The Planning Board of the Borough of High Bridge acting in the statutory capacity of a Zoning Board of Adjustment with the Class I and Class III members of the Planning Board not participating in the consideration of applications which involve relief pursuant to N.J.S.A. 40:55D-70c & d.

ZONING OFFICER – The municipal official designated by the governing body to enforce the provisions of the Land Use and Development Ordinance and to issue Zoning Permits.

ZONING PERMIT – A document signed by the Zoning Officer:

1. Which is required by Ordinance as a condition precedent to the commencement of a use or the erection, construction, reconstruction, alteration, conversion, or installation of a structure or building; and
2. Which acknowledges that such use, structure or building complies with the provisions of this Ordinance or any variance there from duly authorized by the Board of Adjustment pursuant to N.J.S.A. 40:55D-60, 70c and 70d.

ARTICLE 2

ZONES, ZONING MAP AND SCHEDULE

Section 201. Zones.

The Borough of High Bridge is hereby divided into zones as follows:

R-1	Low Density Residential
R-2	Moderate Density Residential
R-3	Medium Density Residential
R-4	High Density Residential
DB	Downtown Business
C	Commercial
R-O-M	Research/Office/Manufacturing
G	Permanently Dedicated Open Space

Section 202. Zoning Map.

The Zoning Map (rev. 3/1/01), which accompanies this Ordinance, is hereby declared to be part thereof and the zones designated on said map are hereby established as the zone designations of the Borough of High Bridge.

A. Zoning boundary lines are intended to follow the center lines of streets, railroad rights-of-way, streams, and lot or property lines, as they exist on plats of record at the time of the passage of this Ordinance, unless such zone boundary lines are fixed by dimensions shown on the Zoning Map.

B. Where such boundaries are not fixed by dimensions and where they approximately follow lot lines, and where they do not scale more than ten (10) feet distant therefrom, such lot lines shall be construed to be such boundaries unless specifically shown otherwise.

C. In unsubdivided land, and where a zone boundary divides a lot, the location of such boundary shall be determined by the use of the scale appearing thereon, unless the boundary is indicated by dimensions shown on the map.

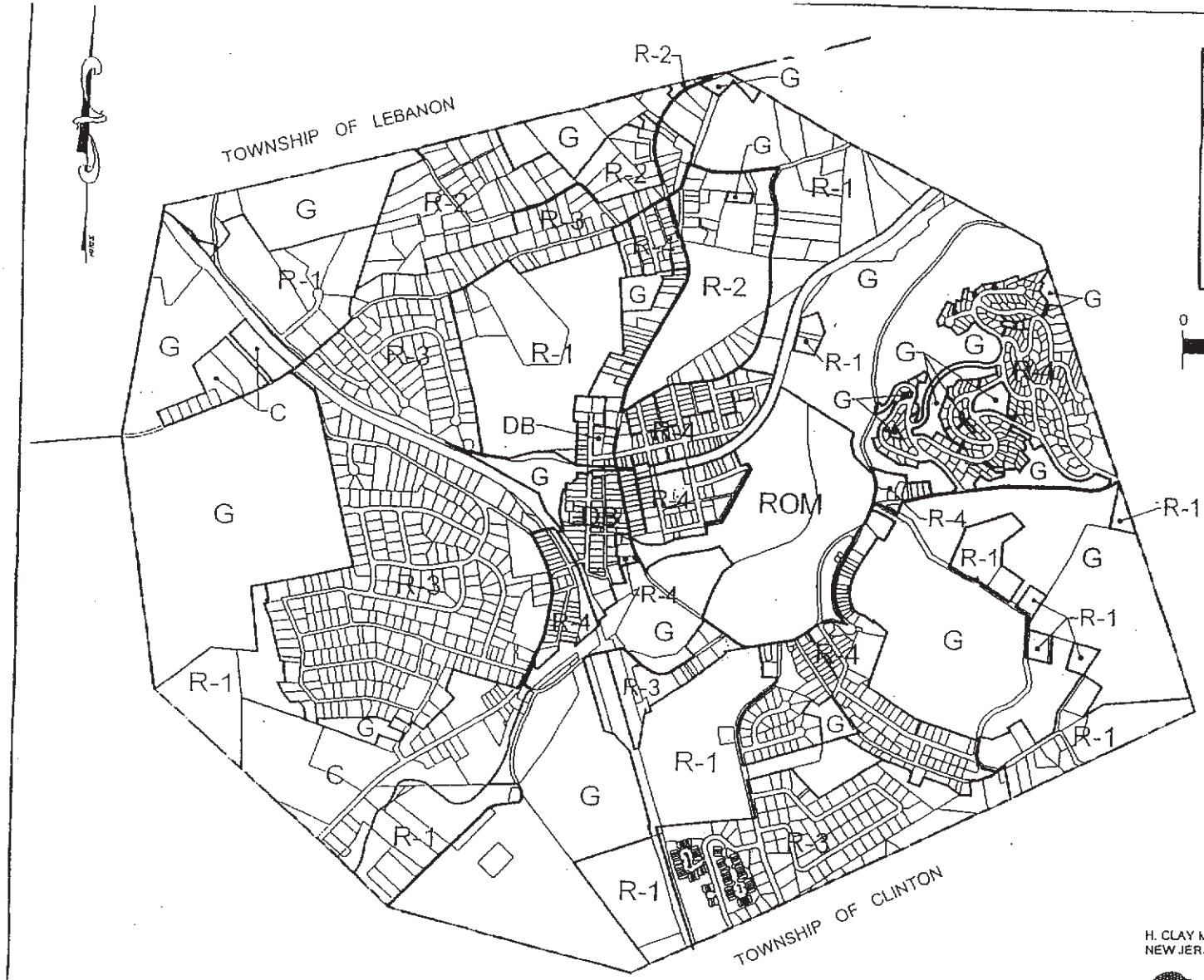
D. The exact location of any disputed zoning district boundary line shall be determined by the Planning Board acting in its capacity as the Zoning Board of Adjustment.

E The zoning standards, controls and designations apply to every structure, lot and use within each zoning district and the zoning district boundary lines extend vertically in both directions from ground level.

F. The official Zoning Map shall be located in the office of the Municipal Clerk and shall be the final authority as to the current status of land and water areas, buildings and other structures within the Borough.

Section 203. Schedule of Area, Yard and Building Requirements.

The Schedule of Area, Yard and Building Requirements which accompanies this Ordinance is hereby declared to be part thereof and the restrictions set forth on said schedule are hereby incorporated into the regulations for each zoning district in the Borough of High Bridge.



ZONING CLASSIFICATION

R-1	LOW DENSITY RESIDENTIAL
R-2	MODERATE DENSITY RESIDENTIAL
R-3	MEDIUM DENSITY RESIDENTIAL
R-4	HIGH DENSITY RESIDENTIAL
DB	DOWNTOWN BUSINESS
C	COMMERCIAL
ROM	RESEARCH/OFFICE/MANUFACTURIN
G	PERMANENTLY DEDICATED OPEN SPACE

0 1000 1500 2000

GRAPHIC SCALE

SCALE: 1"= 1000'

ZONING MAP

HIGH BRIDGE BOROUGH

HUNTERDON COUNTY, NEW JERSEY

NOVEMBER 2004 SCALE: 1"= 1000'

H. CLAY McELDOWNEY, PROFESSIONAL ENGINEER, LAND SURVEY
NEW JERSEY LICENSE NO. 20891 - MUNICIPAL ENGINEER

12/2/04

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203 .HEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

ZONE	MINIMUM SIZE OF LOT				MINIMUM REQUIRED YARDS (a)						MAXIMUM LOT COVERAGE IN PERCENT	MAXIMUM HEIGHT (Must Comply with Both)		MINIMUM GROSS FLOOR AREA IN SQUARE FEET FOR PRINCIPAL BUILDING	MAXIMUM FLOOR AREA RATIO (FAR) IN PERCENT
	AREA		FRONTAGE WIDTH IN FEET	LOT CIRCLE DIAMETER IN FEET	PRINCIPAL BUILDING				ACCESSORY STRUCTURE						
	ACRES	SQUARE FEET			FRONT YARD FROM R.O.W.	ANY ONE SIDE YARD	TOTAL OF TWO SIDE YARDS	REAR YARD	SIDE YARD	REAR YARD		IN STORIES	IN FEET		
R-1	2.41	105,000	50	200	60	50	100	45	20	20	15	2.5	35	–	–
R-2	1.49	65,000	50	200	45	30	60	30	15	15	15	2.5	35	–	–
R-3	0.34	15,000	50	100	35	20	40	25	10	10	25	2.5	35	–	–
R-4	0.17	7,500	50	75	15	15	30	25	10(b)	10(b)	35	2.5	35	–	–
DB	0.12	5,000	50	100	–	(c)	(c)	15	(c)	(c)	85	3	40	1000	50
C	0.92	40,000	140	150	40	30	50	30	10	10	70	3	30	1500	35
ROM	1.60	70,000	175	175	35	30	75	30	20	20	70	–	40	3500	35

FOOTNOTES:

(a) IN ZONES R-1, R-2, R-3 AND R-4, THE REQUIRED YARDS SHALL BE MEASURED FROM THE SPECIFIED LOT LINE OR THE BOUNDARY OF A CRITICAL AREA WHERE THE CRITICAL AREA IS LOCATED BETWEEN THE STRUCTURE AND THE LOT LINE.

(b) REFER TO ARTICLE 4, SECTION 404.E FOR YARD AREAS REQUIRED IN BLOCK 39 (SOLITUDE VILLAGE).

(c) NO SIDE YARD SHALL BE REQUIRED EXCEPT A FIVE (5) FOOT BUFFER AREA SHALL BE REQUIRED WHERE A DB ZONE ABUTS AND IS ADJACENT TO AN R-4 ZONE.

ARTICLE 3

GENERAL REGULATIONS

Section 301. Special Lot Regulations.

A. Conformity to Ordinances.

No building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building be designed, used or intended to be used for any purpose or in any manner other than as specified by this Ordinance.

B. Conformity to Yard, Building Coverage and Building Location Regulations.

No building shall be erected, no existing buildings shall be altered, enlarged or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity to the yard, building coverage and building location regulations designated for the zone in which such building or open space is located.

C. Restrictions on Yards.

No yard or other open space provided about any building for the purpose of complying with the provisions of this Ordinance shall be considered as providing a yard or open space for a building on any other lot.

D. Prohibited Uses.

Any use not specifically designated as a permitted use is prohibited in any zone in the Borough.

E. Number of Principal Buildings or Uses Permitted.

Unless otherwise specified in this Ordinance, no more than one principal dwelling, building, or use shall be permitted on any lot.

F. Height Exceptions.

Penthouses or roof structures for the housing of stairways, tanks, ventilating fans, air conditioning or similar equipment required for the operation and maintenance of the building, skylights, spires, cupolas, flagpoles, chimneys, or similar structures on nonresidential buildings may be erected above the height limits prescribed by this Ordinance, but in no case more than twenty percent (20%) above the maximum height permitted for the use in the district. Chimneys on residential dwellings and steeples on churches shall have no height restrictions, and silos and barns associated with farms as defined in Section 104 of this Ordinance shall not exceed sixty (60) feet in height.

G. Parking of Commercial Vehicles in Residential Zones.

One (1) registered commercial vehicle of the pick-up truck, van or box truck body type on a maximum of six (6) wheels and not exceeding six (6) tons gross vehicle weight, owned by a resident of the premises, shall be permitted to be regularly parked or garaged in any residential district. Said vehicle must be parked in a side or rear yard area, at least ten (10) feet from any property line, and screened from neighboring properties by plantings at least five (5) feet in height or a fence. The vehicle may be parked in a front yard provided no suitable space exists in the side or rear yard and the vehicle is only parked in an approved driveway at least ten (10) feet from any property line. For purposes of this Ordinance, a commercial vehicle is a vehicle displaying

advertising matter intending to promote the interest of any business, whether or not said vehicle is registered as a "commercial" vehicle with the New Jersey Division of Motor Vehicles. Except that this provision shall not be deemed to limit the number of commercial trucks or cars used on a farm, or construction vehicles or equipment that are temporarily parked on a site during the period of construction.

H. Parking of Trailers, Boats and/or Campers in Residential Zones.

Recreational vehicles, campers, boats, horse trailers, boat trailers, ATV and motorcycle trailers may be parked or stored only within the required setbacks for the principal structure, but not between the building line and street line unless it is parked in an approved driveway and covered or screened from view by plantings at least five (5) feet in height or a fence and parked not less than ten (10) feet from the paved portion of a street. The dimensions of such vehicles and trailers shall not be counted in determining building coverage. Such vehicles and trailers shall not be used for temporary or permanent occupancy while situated on the lot.

I. Parking of Construction Vehicles and/or Equipment.

No overnight parking of construction vehicles and/or equipment shall be permitted in any zone with the exception of the following:

1. During construction in accordance with all required permits and approvals.
2. If the parking of such vehicles is an integral part of the permitted principal use of the zone and has complied with a site plan review to provide adequate screening from adjacent properties and thoroughfares.

J. Public Utility Lines and Related Structures.

Public utility lines for the transportation and distribution and control of water, sewage, electricity, gas, oil, steam, cable television and telephone and telegraph communications shall be installed underground except as provided in Section 809.A of this Ordinance. Related electric transformer boxes and cable television and telephone junction boxes may be located above ground, provided that they extend no higher than three (3) feet above the ground; and where natural foliage is not sufficient to provide year-round screening of such above-ground apparatus, the developer shall provide sufficient live plant screening to border and conceal such apparatus year-round from all sides. Such public utility lines and related structures shall not be required to be located on a lot, nor shall this Section be interpreted to prohibit the use of any property in any zone for the above uses.

K. Home Occupations.

Home occupations shall be a permitted accessory use in residential buildings in the R-1, R-2, R-3 and R-4 zones and shall be conducted solely by resident occupants of the residential building subject to the following conditions:

1. No more than one (1) person not a resident of the building may be employed on the premises.
2. Except for family day care homes, no more than one-third (1/3) of the area of one (1) of the habitable floors of the principal building shall be used for such purpose.
3. No display of products shall be visible from the street.
4. No sign to advertise the business will be permitted.
5. The occupation shall be conducted entirely within either the principal building or an accessory building, but not both.
6. No occupational sounds shall be audible outside the building.
7. Machinery or equipment shall not be used which will cause interference with radio and television reception in neighboring residences.

8. The business must comply with the Environmental Performance Standards specified in Section 311 of this Ordinance.
9. No article shall be offered for sale on the premises.
10. Examples of businesses that are not permitted include, but are not limited to, medical and dental offices, beauty salons, manufacturing, kennels, raising of animals or birds for commercial purposes, and automobile and truck repairs and bodywork.
11. The use shall not reduce the parking and yard requirements of the principal use.
12. The area of the principal building used for the care of children in a family day care home may exceed the limit set forth herein.
13. All outdoor play areas used in conjunction with a family day care home shall be located in the rear yard and, if the lot is a corner lot, enclosed by a fence, wall, hedge or other means to protect the children.
14. No alterations to the principal building are permitted that would preclude or hinder the reconversion to an entirely residential use in the future.
15. No clients or customers are permitted to visit the home business on a regular basis.

L. Temporary Uses.

1. Fairs, carnivals, circuses and bazaars sponsored by local nonprofit organizations shall be permitted as temporary activities only for a period of not more than fifteen (15) days in any calendar year with the permission of the Council and subject to the provision of adequate off-street parking and control of traffic, noise, glare, dust and sanitary facilities.
2. The annual sale of Christmas trees is permitted in the Downtown Business and Commercial districts between Thanksgiving Day and December 25, inclusive. All trees not sold shall be removed and the premises cleared no later than January 1.
3. The provisions of this Ordinance shall not be construed to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.

M. Lots Fronting on a Cul-de-sac.

Lots fronting on the bulb or turnaround of a cul-de-sac in the R-1, R-2, R-3 and R-4 districts shall be exempt from the minimum lot frontage requirement for the district. Such lots shall have a minimum lot frontage of thirty (30) feet, and the widths of such lots measured at the minimum required front setback line shall be equal to the minimum lot frontage requirement for the district. In all other respects said lots shall conform to the requirements of this Ordinance and other applicable ordinances of the Borough of High Bridge.

N. Lots Without Public Sewer and Water.

No lot of less than one (1.0) acre may be created by subdivision or re-subdivision in any zone unless all the lots resulting from the subdivision or re-subdivision are serviced by public water and sewer.

O. Agricultural Activities.

The following regulations shall apply to all agricultural activities and uses in the Borough. Agricultural uses are restricted to farms having a minimum lot area of five (5) acres with the following exceptions:

1. The growing of crops and private greenhouses are permitted accessory uses to single-family dwellings.
2. A maximum of two horses may be kept on a residential lot with a lot area of two (2) acres or more plus one horse for each additional acre.

3. The raising of livestock as a student, 4-H or similarly sponsored project is permitted on residential properties with a lot area of two (2) acres or more.

P. Use and Storage of Fuel, Raw Materials and Products.

1. Outdoor storage of raw materials or products, including automobile, machine, or equipment parts, incidental to a permitted principal use in a non-residential zone is permitted in a side or rear yard only, provided said outdoor storage area is fully screened from view from all streets and adjacent properties by fences, walls, plantings or a combination of all three and further provided that the area devoted to such outdoor storage is set back at least ten (10) feet from any property line abutting a non-residential use on a non-residential zoned property and located outside of any buffer areas or twenty-five (25) feet from a property line adjacent to a residential use, whichever is greater.
2. No flammable or explosive liquids, solids, or gases shall be stored in bulk above ground; provided, however, that such storage may be used temporarily during or in conjunction with construction or other temporary process and that any tank or storage device in such temporary use shall be removed upon completion of such process. Except for propane tanks approved for such use and used by a single residential or commercial building for cooking or heating purposes.
3. All outdoor storage facilities for, raw materials and products shall be enclosed by a fence and shall be shielded from any public street or adjoining premises by landscaping or other appropriate measure.
4. Additional standards may be found in Section 311.F.
5. No solid fuel shall be used to heat or cool any building used for non-residential purposes except for existing buildings that use solid fuel as of the date of adoption of this Ordinance. Coal must be stored indoors in appropriate containers.

Q. Stripping and Top Soil Removal.

No persons, firm or corporation shall strip, excavate or otherwise remove topsoil for sale or for use other than on the premises from which the same shall be taken. Any land disturbance must be performed in accordance with the requirements of Article 8, Section 813 of this Chapter.

R. Vision Obstruction at Intersections.

The planting of trees or vegetation, or the location of structures, exceeding thirty (30") inches in height that would obstruct the clear sight at the intersection of two or more streets for a distance of two hundred (200) feet in both directions, shall be prohibited. Clear line of sight shall be maintained from a point on the minor intersecting street fifteen (15) feet from the edge of the traveled way of the major intersecting street and from a height of eye at forty-two (42) inches in the minor intersecting street to a height of four feet three inches (4' 3") on the major intersecting street. Trees within the sight triangle shall be kept trimmed of branches to a minimum height of six (6) feet above ground level.

S. Building Lot Frontage on Streets.

Where a building lot has frontage upon a street, which on the Master Plan or Official Map of the Borough of High Bridge or on the official plans of Hunterdon County in the State of New Jersey is contemplated for right-of-way widening, the required front yard shall be measured from such proposed future right-of-way.

T. Garage and Yard Sales.

Garage and yard sales on any given lot, are limited to one (1) in any three (3) month period, and such sales shall not exceed a two (2)-day duration. The regulations concerning signs for garage and yard sales are found in Section 302.C.8.

Section 302. Signs.

A. General Provisions.

No signs shall be erected, altered or replaced which are not in accordance with the standards established in this Section. No signs shall be placed on or attached to a building or erected independently for any purpose other than to advertise a permitted business or use conducted on the same premises unless specifically permitted herein. Modification to an existing sign other than a name change will require a new sign permit. If a new business/firm occupies the same premises and/or site of an existing business/firm, the size of the existing sign shall be permitted; however, if the existing sign is to be modified in any other way than the name change, the sign shall conform to the new requirements. The erection of any new sign shall require a Sign Permit issued by the Zoning Officer unless specifically exempted herein. No sign of any type shall be permitted to obstruct driving vision, traffic signals, traffic directional and identification signs, other places of business, or other signs or windows of the building on which they are located. All signs shall comply with the requirements of Section 803 (Site Triangles) of this Ordinance.

1. Area.
   a. The area of the sign shall be measured to include all spaces between letters.
   b. The area of any sign shall be measured around the edges of a framed or enclosed sign or by the area utilized by isolated words and/or symbols, including the background, whether open or closed, but said area shall not include any supporting framework and bracing incidental to the display itself.
   c. Signs with two-sided exposures shall be measured for area by using the surface of one (1) side of the sign only, even though both sides may be used.
2. Location. A sign used for advertising must be located on the premises for which the product or service is described. No signs may be attached to utility poles, trees, fences, or other signs.
3. Illumination of Signs.
   a. No sign with red, green, blue, or amber illumination in a beam, beacon or flashing form resembling a traffic or emergency light shall be erected in any location, and no sign shall be designed so as to be mistaken for a traffic light or similar safety device.
   b. All illuminated signs shall be either indirectly lighted or of the diffused lighting type. Illumination shall be designed to direct light and glare away from adjoining streets and properties. Floodlights used for the illumination of any sign, whether or not such floodlights are attached to or separate from the building, shall not project light above the highest elevation of the illuminated wall of the building.
   c. All illuminated signs may be lighted during the hours of operation of that particular business, but must be turned off within one (1) hour after closing or 10:00 pm, whichever is later.
   d. Neon signs shall be permitted only in windows and shall be subject to the size limitations applicable to window signs in Section 302.A.15.
   e. Illuminated tubing or strings of lights outlining roof-lines, or wall edges of any buildings, except for temporary holiday season decorations, are prohibited.
4. Maintenance of Signs. Signs and, in the case of permitted freestanding signs, the mounting area on the ground beneath the sign, must be constructed of durable materials, created and maintained in good and safe condition by the property owner and not allowed to become dilapidated or unsightly. Exemption from the requirement for a Sign Permit shall not be construed as relieving the owner of a sign from the responsibility for its erection and maintenance in good and safe condition.

B. Prohibited Signs.

1. Animated, Flashing and Illusionary Signs. Signs using mechanical or electrical devices to revolve, flash or display movement or the illusion of movement are prohibited.

2. Moving, Fluttering or Rotating Signs. Signs with moving or rotating parts are prohibited, except that banner and flag signs meeting the requirements of Section 302.E.7 may be permitted. Streamers, pennants, balloons or balloon type ornaments shall be permitted for a period of sixty (60) days annually but not more than seven (7) consecutive days at a time.
3. Warning Signs. Any sign that uses the words "stop" or "danger" or otherwise presents or implies the need or requirement of stopping or caution or the existence of danger or which is likely to be confused with any sign displayed by a public authority is prohibited.
4. Billboards. No billboards shall be erected or replaced. This provision applies to any sign advertising a product or service not sold on the premises, signs advertising or directing attention to another premise, and any other signs unrelated to the premises on which the sign is erected. This definition does not include Political Signs, Open House Signs, or Garage Sale Signs. Existing billboards may be repaired if needed; however, if more than fifty percent (50%) of the billboard is in need of repair, the billboard must be removed.
5. Vehicle Signs. Signs placed upon motor vehicles that are continuously or repeatedly parked in a conspicuous location to serve as a sign are prohibited. This does not preclude owners or operators of commercial vehicles from parking the vehicle at their residence provided they conform to the requirements of Section 301.G of this Ordinance.
6. Obscene Signs. Signs, banners, or flags, or any advertising matter of an indecent or obscene nature as defined by law are prohibited.

C. Exempt Signs.

The following signs may be located in any zoning district and shall not require a Sign Permit except as noted otherwise:

1. Informational and Directional Signs. Street number designations, postal boxes, "private property", "no hunting", on-site directional and parking signs and warning signs are permitted in all zones and are not considered in calculating sign area. No such sign shall exceed one (1) square foot in area.
2. Temporary Event Signs. Temporary signs advertising a specific event sponsored by a bona-fide non-profit organization or the Borough of High Bridge, when authorized by the governing body, shall be set back from all street, driveway and property lines a distance equivalent to one (1) linear foot for each two and one-half (2.5) square feet of sign area or ten (10) feet, whichever is the greater distance, shall be unlighted, and shall not exceed twenty-four (24) square feet in area and five (5) feet in height. Such signs must be a type appropriate for temporary display (e.g., banner, portable sign, or window sign); may be displayed for a period not to exceed two (2) weeks and shall be removed within three (3) days after the event; and may either be located on the subject premises or off the premises. The back of each such sign shall be clearly marked with the name, address and telephone number of the person erecting and empowered to remove the sign. If such information is not posted on the sign, the signs will be removed by the Borough and destroyed at the expense of the owner.
3. Political Signs. Temporary signs advertising a political campaign shall be set back from all street, driveway and property lines a distance equivalent to one (1) linear foot for each two and one-half (2.5) square feet of sign area or ten (10) feet, whichever is the greater distance, shall be unlighted, and shall not exceed six (6) square feet in area and three (3) feet in height. The back of each such sign shall be clearly marked with the name, address and telephone number of the person erecting and empowered to remove the sign. If signs are not removed within five (5) days of the applicable Election date, the owner of such signs shall be subject to a twenty-five ($25.00) dollar fine per sign. If such information is not posted on the sign, the signs will be removed by the Borough and destroyed at the expense of the owner. All political signs must comply with all other applicable rules and regulations of the State of New Jersey.
4. Signs advocating the political or social views of the owner or occupant, are permitted provided they comply with the size and setback requirements described herein and are in place for no longer than one-hundred and twenty (120) days annually.

5. Real estate signs less than four (4) square feet provided they comply with all provisions of this Ordinance in Section 302.F.
6. Memorial tablets or signs, historical plaques, and date of erection when cut into any masonry surface, when constructed of bronze or other noncombustible materials, or when officially presented by a recognized organization.
7. Street Signs. Traffic or other official federal, State, County or municipal signs, "Welcome to High Bridge" signs authorized by the governing body, legal notices, railroad crossing signs, danger signs and such temporary emergency or warning signs may be erected by governmental or public utility agency employees or designated construction contractors in carrying out official projects.
8. Unless otherwise specifically approved as part of a submitted subdivision or site plan application for development, street signs shall be of the type, design and standard previously installed elsewhere in the Borough. The location of any and all street signs shall be determined by the Borough, but there shall be at least two (2) street signs provided at each intersection. All street signs shall be installed free of visual obstruction and shall be read horizontally and not vertically. The lettering and background for the signs shall be of sufficiently contrasting colors to facilitate readability.
9. If street signs of a type, design or standard other than those installed elsewhere in the Borough are approved as part of a subdivision or site plan application for development, provision must be made by the applicant for maintenance and/or replacement of said signs by an entity other than the Borough.
10. Lettering and numbering on residential mailboxes.
11. Garage Sale Signs. Signs advertising a garage sale may not exceed four (4) square feet in area and may not be in place more than seven (7) days before and three (3) days after the event, except for a municipal or non-profit sponsored event. The top of the sign shall not be more than three (3) feet above ground level and must be placed or anchored in the ground in a manner that prevents the sign from being removed by any breeze, wind, or other force of nature. More than one (1) garage sale sign may be permitted for each sale, provided that such signs are situated only on the lot where the sale is occurring, and/or at intersections where a motorist must change direction to find the sale; only one (1) sign is erected at an intersection; and the sign is set back from the paved roadway a minimum distance of three (3) feet so that visibility at the intersection is not diminished. Any garage sale sign that does not meet these conditions will require a Sign Permit.
12. Government Authorized Flags. The Flag of the United States of America, the P.O.W./M.I.A. Flag, State of New Jersey Flag, County of Hunterdon Flag and a Flag of the Borough of High Bridge may be displayed in all zones.
13. Flags and windsocks that are purely decorative in nature, do not contain advertising, and are less than six (6) square feet in size may be displayed in any zone.
14. Contractor signs that are placed on a client's premises during the period that work is performed thereon provided the sign is not larger than four (4) square feet in size, is located outside of the road right-of-way, and is removed within five (5) days after the completion of work at said premises.

The following type of sign does require a Sign Permit, but no fee will be charged:

15. Public and Institutional Use Signs. One (1) non-flashing wall or ground sign, on each street on which the use adjoins, may be located on the premises of places of worship, public libraries, museums, art galleries, buildings used exclusively by federal, State, County and local government for public purposes, public, private and parochial schools, and public recreational and community center buildings and grounds. The sign may not exceed ten (10) square feet in area and eight (8) feet in height, in the case of a ground sign. No such sign shall be located closer than ten (10) feet to any street or property line. A public or institutional use may also erect a temporary sign such as a banner, portable sign, or window sign, that is located off the subject premises for specific events provided a Sign Permit is obtained and all of the requirements for Temporary Event Signs found at Section 302.C.2 are met.

D. Signs in Residential Districts.

In residential districts, only exempt signs as described in 'C' above or the following signs shall be permitted:

1. A name-plate sign, situated within the property lines and bearing only the name and address of the principal occupant or a property name, provided that the sign shall not exceed one-hundred and fifty (150) square inches in total area on one side. Such sign may be illuminated but not with neon or other colored light, and if illuminated indirectly, no light from the source of illumination shall fall outside the property lines or cause glare to motorists. No Sign Permit shall be required.
2. Approved multi-family residential developments may display one (1) freestanding (ground type) identification sign at each street entrance to the development, designating only the name of the development, provided that said sign shall not exceed fifteen (15) square feet in area and four (4) feet in height and shall be set back at least fifteen (15) feet from any street or property line. A Sign Permit will be required unless the sign was included as part of the site plan or subdivision approval.

E. Signs in Non-Residential Districts.

No business or other commercial establishment including manufacturing and research shall be allowed signs except as permitted herein. Furthermore, any new or replacement signs on non-residential properties containing more than one (1) use or business establishment shall be subject to site plan review by the Planning Board and shall be part of an approved, comprehensive signing plan for the property. Permitted signs may be any one (1) or a 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 R-O-M shall not exceed fifteen percent (15%) of the area of the public entrance face of the principal building. Such sign or signs may be attached to the public entrance or street face of the building or mounted in the front yard.
2. Wall Signs. Wall signs are permitted on each wall of a commercial building that faces a street, subject to the following limitations and requirements:
   a. Not more than one (1) wall sign on each such wall shall be permitted for each business establishment or use located within the building and having a public entrance from that wall.
   b. The bottom of said sign shall be at least seven (7) feet above the ground level or sidewalk below the sign if it extends more than three (3) inches from the face of the building wall.
   c. The height of any such sign shall not exceed three (3) feet or twenty percent (20%) of the height of the building wall to which it is attached, whichever is the lesser.
   d. The total of the widths of all such signs shall not exceed fifty percent (50%) of the width of the building wall to which they are attached.
   e. The total area of all such signs shall not exceed an area of two (2) square feet for each one foot in width of the main or primary public entrance side of the building wall, including window area, to which they are attached.
   f. Wall fascia or attached signs shall be firmly attached to the exterior wall of a building and shall not project more than six (6) inches from the building. No such sign shall extend or project above the highest elevation of the wall to which it is attached. Lettering or numbering attached directly to a wall shall be considered a wall fascia sign.
   g. Cantilevered signs may be substituted for permitted wall signs, provided that no such sign shall have an area in excess of eight (8) square feet.
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) roof sign shall be permitted on each business establishment or use located within the building and shall be placed on the portion of roof above the front entrance of the structure.
b. The bottom of any such sign shall be placed at the lowest possible portion of the roof.
c. The height of any such sign shall not extend higher than the top roofline.
d. The total area of such sign shall not exceed two (2) feet in height or eight (8) feet in width.
e. All such signs shall be unlit.

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

a. One (1) ground type sign may be erected for each three hundred (300) feet of street frontage.
b. Ground type signs shall be supported by one (1) or more columns or uprights which are firmly embedded in the ground. Exposed guy wires, chains or other connections shall not be permitted except that the sign itself may hang from its supporting column by flexible links. The column or post shall not be included in the calculations of a sign unless it is illuminated or contains information for advertising an item.
c. No such sign shall have a height in excess of ten (10) feet above the ground level below the sign and shall not exceed a height of fifteen (15) feet at commercial shopping centers.
d. No such sign shall exceed a width of six (6) feet nor have an area of more than twenty-four (24) square feet.
e. Said sign shall be at least fifty (50) feet from the point of intersection of any two (2) street right-of-way lines and shall comply with all requirements of Section 803 (Sight Triangles).
f. Said sign shall be located at least ten (10) feet from any street or property line in Zone DB only and thirty (30) feet from any street or property line in Zones C and R-O-M.

5. Portable Signs. Portable signs shall be permitted in all non-residential zones only, provided there shall be not more than one (1) portable sign per business establishment. No such sign shall have more than ten (10) square feet of sign area, may not be lighted, and all such signs shall be located outside of the street right-of-way. A portable sign shall be any sign which is fixed on a movable stand; self-supporting without being firmly embedded in the ground; supported by other objects; mounted on wheels or moveable vehicles; or made easily moveable in some other manner. A portable sign may be either a temporary or a permanent sign.

6. Window Signs. Interior window signs shall not be considered in computing the number of allowable signs, provided, however, that such interior signs shall not exceed fifty percent (50%) of the total window area, and further provided that such signs shall be used only for the purposes of advertising special sales, business identification, or services sold on the premises. No signs may be placed in a window of a door that provides light or ingress and egress to the building. A window sign may be either temporary or permanent.

7. Banner and Flag Signs. A sign or advertising flag may be permitted in advertisement of a special sale or event, provided it is suspended from or otherwise attached to the building or firmly attached to one or two posts or poles only on the premises from which the product(s) will be sold or in which the event will take place. The sign must not remain in place longer than six (6) weeks at a time nor more than one hundred (100) days during the year; and can not exceed fifty (50) square feet in area. For the purposes of determining compliance for the Sign Permit, a banner or flag that is hung in a window must meet the requirements for both banners and window signs. A banner or flag is considered to be a temporary sign. This shall not preclude the erection or use of temporary banners or advertising flags in connection with public or charitable events or

holidays of public significance when and where authorized by the governing body. Flags or windsocks that are purely decorative in nature are not subject to these restrictions and do not require a permit.

8. Signs for Motor Vehicle Service Stations. Notwithstanding any of the foregoing provisions for signs in non-residential districts, motor vehicle service stations may display any or all of the following signs and only the following signs:
   a. One (1) ground type sign advertising the name of the station and the principal products sold on the premises, including any special company or brand name, insignia or emblem, provided that each such sign shall not exceed twenty-four (24) square feet in area and shall be erected not less than five (5) feet from any street or property line; the top of the sign shall be not more than fifteen (15) feet above the ground.
   b. Directional signs or lettering displayed on the building wall over individual entrance door or bays, consisting only of the words "washing", "lubrication", "repair", "mechanic on duty" or other words similar in import, provided that there shall be no more than one (1) such sign over each entrance or bay, the letters thereof shall not exceed twelve (12) inches in height and that such lettering shall be limited to a single line.
   c. Customary lettering or other insignia which are a structural part of a gasoline pump, consisting only of the brand name of gasoline sold, lead warning signs, price indicators and signs required by law and not exceeding a total of three (3) square feet on each pump.
   d. Canopy lettering, if a canopy exists, identifying the company or brand name or the insignia or emblem of the company or brand sold on the premises provided that such lettering shall be permitted on two (2) sides of the canopy only and shall not exceed a total area of twelve (12) square feet per side.
   e. One (1) building wall sign not to exceed twelve (12) square feet in area identifying either the company or brand name or the insignia or emblem of the company or brand sold on the premises.

F. Real Estate Signs.

1. Real estate signs temporarily advertising the sale, rental or lease of the premises or a portion thereof shall be limited to the property on which the premises are located and shall conform to the following requirements:
   a. Existing building – One (1) sign not exceeding four (4) square feet in area shall be permitted.
   b. Vacant land – One (1) sign not exceeding four (4) square feet in area on each side of the property having road frontage shall be permitted.
   c. Approved subdivision at start-up of construction. One (1) sign not exceeding twenty-four (24) square feet in area and eight (8) feet in height shall be permitted during construction of the development, provided said sign shall be set back at least fifteen (15) feet from any street or lot line. This provision will be waived if a sign was erected at the time of the approved site plan.
   d. Approved site plan at start-up of construction. One (1) sign not exceeding twenty-four (24) square feet in area and eight (8) feet in height shall be permitted during construction on the site, provided said sign shall be set back at least fifteen (15) feet from any street or lot line. This provision will be waived if a sign was erected at the time of the approved subdivision.
   e. The display of "too late" or "under contract" signs or signs with similar connotations shall be prohibited. "Sold" signs may be permitted up to 30 days from the date of the contract of sale.
   f. All real estate signs shall be unlighted.
   g. Erection of real estate signs in excess of four (4) square feet shall require a Sign Permit and conform to the requirements of this ordinance.

h. Except as otherwise specified, all real estate signs shall be, if not attached to the building, set back from all street lines a distance equivalent to one and one-half (1.5) linear feet for each one (1) square foot of sign area, provided the required setback shall in no case be less than five (5) feet and shall be outside the sight triangle.

i. All real estate signs shall be removed at the expense of the advertiser within fifteen (15) days after the termination or completion of the matter of business being advertised or, in the case of residential subdivisions, within thirty (30) days after eighty percent (80%) of the lots have been initially sold or developed with residences. Further, in the case of a subdivision or site plan undergoing construction, the sign shall be removed anytime that construction activity has ceased for a period of six (6) consecutive months, or within fifteen (15) days of the completion of construction, whichever occurs first.

2. As used herein, the term "open house signs" shall mean signs noticing a real estate event whereby a residential property in the Borough of High Bridge is made available for public inspection without the necessity of an interested person having to make a specific appointment for inspection. Open house signs shall be permitted in the Borough in accordance with the following conditions, limitations, and restrictions.

   a. The open house sign(s) shall be permitted for only a 24-hour period including the actual hours of the open house event.

   b. The open house sign shall be no more than four (4) square feet in area, unlighted, and located so that the top of the sign is no more than three (3) feet from ground level, and placed or anchored on the ground in a manner so as to prevent the sign from being removed by any breeze, wind, or other forces.

   c. More than one (1) open house sign may be permitted for each open house event provided that such signs are situated only within the right-of-way of a municipal street at the intersection of said street with another street where a motorist must change direction to find the event; only one (1) sign is erected at any single intersection; and the sign is setback from the paved roadway a minimum distance of three (3) feet so that visibility at the intersection is not diminished.

   d. Attachments to open house signs, such as but not limited to balloons, pennants, or streamers, shall be specifically prohibited.

   e. Erection of open house signs in excess of four (4) square feet shall require a Sign Permit and conform to the requirements of this ordinance.

   f. Any sign placed on private property without the permission of the property owner shall be subject to removal by the property owner or the Borough and disposed of at the expense of the Realtor.

G. Seasonal Agricultural Signs.

As used herein, the term "seasonal agricultural sign" shall mean a sign noticing the sale of seasonal agricultural produce at a farm, as defined in this Ordinance. Seasonal agricultural signs shall be permitted in the Borough, upon the issuance of a Sign Permit, in any zone in which farming or farm stands are a permitted or accessory use. Such signs must comply with the following conditions, limitations and restrictions:

1. Each seasonal agricultural sign shall be no more than four (4) square feet in area, unlighted, and located so that the top half of the sign is no more than four (4) feet above ground level, and secured or anchored so as to prevent the sign from being removed by any breeze, wind, or other forces.
2. Seasonal agricultural signs shall be set back from the paved cartway a minimum distance of ten (10) feet.
3. Seasonal agricultural signs may only be posted during the harvest season for the particular produce raised and sold from the farm. Such signs shall be removed immediately following the conclusion of the harvest season.
4. No more than one (1) seasonal agricultural sign shall be permitted per farm and said sign shall be located only on the premises from which the product is sold.