

ORDINANCE NO. 31-2009

AN ORDINANCE OF THE MAYOR AND COMMITTEE OF TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY TO AMEND THE CODIFIED LAND DEVELOPMENT ORDINANCES OF THE TOWNSHIP OF HARRISON, SPECIFICALLY ARTICLE XIII SECTION 225-87 ET SEQ ENTITLED “SIGNS” TO CLARIFY THE DEFINITIONS OF SIGNS, SECTION 225-88 INTENT AND PURPOSE, SECTION 225-89 GENERAL REGULATIONS, SECTION 225-91 SIGNS IN PROFESSIONAL OFFICE AND REQUIREMENTS FOR THE HISTORIC DISTRICT IN SECTION 225-92 AND THE USE OF TEMPORARY SIGNS.

BE IT ORDAINED by the Township Committee of the Township of Harrison in the County of Gloucester as follows:

SECTION 1.

The codified Land Development Ordinances of the Township of Harrison are hereby amended by deleting and repealing Section 225-87 and replacing it with the new Section 225-87 to read as follows:

Section 225-87. Definitions.

As used in this article, the following terms shall have the meanings indicated:

FLAG -- A display of cloth of fabric with symbols, icons, and/or designs which is affixed to a flagpole that is freestanding or mounted to the exterior of a building. **Pennants and windsocks are considered to be flags.** ~~Plastic shall not be used for a flag.~~

SIGN -- Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images.

SIGNABLE FAÇADE AREA -- The rectangular, continuous area on the wall of a building which extends from the top line of windows and doors on one floor and the bottom line of windows, roof, or cornice above it and which is uninterrupted by architectural details or openings.

SIGN, ANIMATED OR MOVING -- Any sign or part of a sign which changes physical position by any movement or rotation or which gives the visual impression of such movement or rotation.

~~**SIGN AREA** -- The area of a sign which is computed by multiplying the greatest height of the sign face by the greatest width of the sign face; provided, however, that for the purposes of making such a calculation, the applicant may block off portions of the sign into not more than three rectangular portions in order to exclude large areas of open space caused by the peculiar design or~~

~~shape of the sign. The sign area shall include the advertising surface and any framing, trim or molding, but shall not include the supporting structure. See also “signable façade area.”~~

SIGN, AREA MEASUREMENT -- The area of any sign or sign face shall be computed as the product of the largest horizontal width and the largest vertical height of the lettering, illustration, display or background. Where there is no geometric frame or edge to the sign, the area shall be defined by a projected, enclosed, four-sided (straight sides) geometric shape which most closely outlines the sign. This shall not be construed to include the supporting members of any sign which are used solely for such purpose. The sign area measurement shall not include any framing, trim or molding. If lettering, illustration, display or background is attached directly to the face of a building, the height or width of the sign shall be the height or width of the largest letter, illustration, display or background, whichever is the greater. For the purpose of computing the allowable area of a double-faced sign, one sign face shall be considered. If sign faces are not parallel (e.g. V-shaped sign), both faces shall be considered in computing the sign area.

SIGN, AWNING -- A sign that is mounted or painted on or attached to an awning that is otherwise permitted by ordinance.

SIGN, BANNER -- A temporary sign located on a public building, or on public property, on a building belonging to a house of worship, or a charitable, fraternal, or eleemosynary organization or agency, or stretching across a public right-of-way (and erected and maintained with the permission of the governing body), which ~~temporary sign~~ promotes an activity, event or festival of a governmental agency, house of worship, or charitable, fraternal or eleemosynary organization or agency, or otherwise promotes the public good.

SIGN, BENCH -- A sign located on the seat or back of a bench or seat placed on or adjacent to a public right-of-way.

SIGN, BILLBOARD – See “sign, off-premises.”

SIGN, CANOPY -- A sign that is mounted or painted on or attached to a canopy that is otherwise permitted by ordinance.

SIGN, CHANGEABLE COPY -- A sign that is designed so that the message on the sign can be easily and periodically altered, but not more than once a day.

SIGN, CONVENIENCE STORE -- Retail mercantile establishment for the sale of food, general goods and supplies for household consumption, open to the public.

SIGN, DIRECTIONAL -- Signs limited to directional messages that do not contain a commercial message, principally for pedestrian or vehicular traffic, such as “one-way”, “entrance”, and “exit”.

SIGN, DIRECTORY -- A **freestanding or wall** sign that ~~lists the tenants~~ **is designed to identify and list the name and location of tenants within** a multi-use building or within a multiple building complex ~~and which may contain a map that indicates the location of buildings on the site~~ **on the same lot, with or without an accompanying map, in order to aid in the internal circulation within the lot.**

SIGN, DOUBLE-FACED -- A freestanding sign with two identical faces which are back-to-back.

SIGN, FAÇADE -- See “sign, wall”.

SIGN, FARM MARKET – A display sign identifying the establishment, the product sold, hours of operation, freestanding or mounted on a building, but capable of being removed during the non-farm-market season.

SIGN, FOOD-SERVICE ESTABLISHMENT -- A display sign identifying the establishment, including any logo, freestanding or mounted upon a building sign, excluding, however, convenience stores, which are separately defined. This establishment includes the sale and preparation of foods, retail and for catering, excluding the sale of other goods.

SIGN, FREESTANDING -- Any non-moveable sign not affixed to a building, **which is erected, constructed, supported or maintained on a base, post(s), ~~or~~ pole(s) or other bracing or supporting device(s).**

SIGN, IDENTIFICATION -- A sign giving the nature, logo, trademark or other identifying symbol; address; or any combination of the name, symbol and address of a building, business, development or establishment on the premises where it is located or a noncommercial message.

SIGN, ILLUMINATED -- A sign lighted by or exposed to artificial lighting either by lights or in the sign or directed towards the sign.

SIGN, INSTITUTIONAL -- A sign for any formally recognized house of worship, any charitable, fraternal or eleemosynary organization or agency, or any public school or public building.

SIGN, INTERIM BUSINESS -- A sign provided for new businesses pending the necessary approvals of their formal sign application [**See Section 225-89.B.(16)**].

SIGN, MARQUEE -- A sign that is mounted, or painted on, or attached to a marquee that is otherwise permitted by ordinance.

SIGN, MOBILE -- A sign that is designed to be easily transportable, including but not limited to signs designed to be displayed while mounted or affixed to a trailer by which it is transported, or with wheels remaining otherwise attached during display; signs mounted on

transportable frames with wheels removed; signs attached or affixed to a chassis or other moveable support constructed without wheels.

SIGN, OFFICIAL -- Governmentally approved highway and directional signs.

SIGN, OFF-PREMISES -- A sign containing a commercial message which directs attention to a business, commodity service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

SIGN, ON-PREMISES -- A sign which identifies a principal activity, product or service which is conducted, available, offered or produced on the property where the sign is located, including a sign which exclusively advertises the sale or lease of the property on which the sign is located.

SIGN, POLITICAL -- A temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election, referendum, or plebiscite.

SIGN, PORTABLE -- A sign that is not permanently affixed to a structure or the ground (e.g. A-frame or Sandwich-Board signs). The A-frame or Sandwich-Board type sign is constructed with two faces which rest at an angle less than 45 degrees to each other.

SIGN, PROJECTING AND HANGING -- A sign that is wholly or partially dependent upon a building for support and which project more than 12 inches from such building.

SIGN, REAL ESTATE -- A sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.

SIGN, ROOF -- A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the case line of a building with a gambrel, gable or hip roof, or the deckline of a building with a mansard roof.

SIGN, SEASONAL -- A sign of greater permanence than a temporary sign, but not intended for year-round identification or advertising use, typically used for the sale of Christmas trees, firewood, Easter flowers, or other similar products of a seasonal nature.

SIGN TEMPORARY -- A sign ~~constructed of paper, cloth, canvas, or other light weight material~~ intended to be displayed for a ~~short~~ period of time, ~~normally less than 30 days~~ **not in excess of 30 days in any one calendar year. Temporary signs shall be removed within three days after the termination of the event.**

SIGN, TIME AND TEMPERATURE -- A sign or a portion of a sign whose sole purpose is to indicate the time and/or temperature.

SIGN, VEHICLE -- A sign **attached**, affixed or painted on a vehicle or trailer, currently registered and tagged ~~which may be that is parked at a specific location for a period of time, so that its primary purpose may be used as a sign or adjacent to any property, the principal purpose of which is to attract attention to a product sold or business located on the property so that its primary purpose may be used as a sign.~~

SIGN, WALL -- A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for or forms the background surface of the sign and which does not project more than 12 inches from such building or structure **or above the roofline or eaves of the structure.**

SIGN, WINDOW – A sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior or the structure through a window.

SECTION II.

The codified Land Development Ordinances of the Township of Harrison are hereby amended by deleting and repealing Section 225-88 and replacing it with the new Section 225-88 to read as follows:

Section 225-88. Intent and Purpose.

The intent of this article is to provide standards for the regulation of all signs with in the various zoning districts of Harrison Township. The purpose of this article is to encourage the effective use of signs as a means of communication, **to encourage signage compatible with the character of a building and integrated with the building’s architectural design and other signs on and n the vicinity of the building, to promote creativity in signage design, utilizing high quality materials and craftsmanship and to develop a distinctive image,** to maintain and enhance the aesthetic environment and the Township’s ability to attract economic development and growth, to improve pedestrian and vehicular safety, to minimize the possible adverse effects of signs on nearby public and private property, **to encourage efficient use of signage to avoid visual clutter,** and to enable the fair and consistent enforcement of the regulations of this article.

SECTION III.

The codified Land Development Ordinances of the Township of Harrison are herby amended by deleting and repealing Section 225-89A and replacing it with the new Section 225-89A to read as follows:

Section 225-89. General Regulations.

A. General provisions.

- (1) Any sign hereafter erected in Harrison Township which is exposed to public view shall conform with the provisions of this article and any other ordinance or regulation of Harrison Township, Gloucester County, or the state or federal government relating to the erection, alteration, or maintenance of signs. In the event of conflicting regulations, the most restrictive regulation shall prevail. Signs shall be considered accessory uses in all zoning districts when placed in conformance with the provisions of this article.
- (2) No sign, other than exempt signs, shall be erected without first obtaining a sign permit from the Zoning Officer. Permit applications for signs larger than two square feet in area shall be accompanied by a plan, drawn to scale, showing details of the sign, its size and location on the building and/or lot. A color photograph of each existing sign on the property shall be submitted with the permit application. Permits for window signs and changeable copy signs shall be valid as long as there is no change in the area, location and type of such signs which have been authorized by permit. Fees for sign permits shall be paid in accordance with a fee schedule adopted by the Township Committee.
- (3) All signs, flags, and banners, as provided for in this article, shall be kept in a proper state of repair, in accordance with the requirements of the Uniform Construction Code, Property Maintenance Code, and other pertinent regulations. Signs which fall into such a state of disrepair as to become unsightly or to pose a threat to public safety may be removed by the Township at the owner's expense, 30 days following notice by certified mail to the owner of record.
- (4) No sign other than traffic or similar official signs shall be erected within or project over the right-of-way of any public street or sidewalk, except as hereinafter provided.
- (5) No sign shall be erected that is of such character, form, shape or color that it imitates or resembles any official traffic sign, signal or device, or that has any characteristics which are likely to confuse or dangerously distract the attention of the operator of a motor vehicle on a public street.
- (6) **No exposed raceways and or ballast boxes.**
- (7) **Sign company names or stamps shall be concealed.**
- (8) **To the maximum extent possible, all wiring associated with signs shall be installed and maintained so as not to be in view of the public.**

- (9) **Light sources shall utilize energy-efficient fixtures to the greatest extent possible. Burned out lamps, failing ballasts or other necessary electrical components shall be replaced within two weeks.**
- (10) No sign shall be erected at the intersection of any streets improved for vehicular within the triangular area formed by the right-of-way lines, and a line connecting them at points 25 feet from their intersection unless the topmost portion of said sign is less than 2.5 feet. In no case shall any sign be so erected that it impedes the vision of motorists or pedestrians, or otherwise endangers their safety.
- (11) No mobile signs, bench signs, vehicle signs, ~~and or portable signs permanent sidewalk, sandwich or A frame signs~~ shall be permitted except as hereinafter provided. No animated **or moving** signs, other than time and temperature signs, or signs that emit smoke, vapor, or noise shall be permitted. No signs which **blink**, flash, move, **or appear to move in any fashion**, rotate, oscillate, **gyrate** or which outline the rooflines, doors, windows, or wall edges by illuminated tubing or strings of light for advertising purposes shall be permitted. No sign, banner, pennant, streamer, balloon or similar devices constructed of cloth, light fabric, cardboard or other like material, except as hereinafter provided. No whirling or similar lighting device shall be displayed for attention-getting purposes outside a building except where the Planning Board shall authorize such a use on a temporary basis. No sound generating devices shall be included in any sign. **No signs shall be permitted on accessory buildings and painted on sidewalks or curbs. Signs that produce glare or use bare bulbs, such as exposed neon and other exposed tube signs, as well as signs that use bright day-glo or fluorescent colors, shall be prohibited.**
- (12) **Principal architectural features of a structure shall not be obscured by any sign or its' supporting structures or braces.**
- (13) **Signs, including bracing and support structures, shall be compatible with a structure to which they are attached in both overall design and materials.**
- (14) **Inflatable or similar such signs shall be prohibited.**
- (15) No sign shall be placed **or posted** on any tree, telegraph, **fence and fence post**, electric light, or public utility pole **or similar structures**, or upon rocks or other natural features.
- (16) No sign shall be erected containing a message that states or implies that property may be used for any purpose not permitted in the zoning district in which said sign is located under the provisions in this chapter.

- (17) Any sign installed or placed on public property, except in conformance with the requirements of this article, shall be forfeited to the public and subject to confiscation. In addition to other remedies that may be imposed under this chapter, the Township shall have the right to recover from the owner or person placing such sign, the full costs of removal and disposal of such sign.
- (18) **A truck, trailer or other vehicle, moving or non-moving, not used for normal day-to-day operations of a business, or not regularly moved for business related purposes, shall be prohibited from use as a sign.**
- (19) No off-premises signs shall be permitted in any zoning district of the municipality, except as shall be provided herein.
- (20) The following signs are exempt from the need to secure permits:
- (a) Decorations for a recognized officially designated holiday, provided they do not create a traffic or fire hazard, and provided that provision is made for the removal within 30 days after the holiday.
 - (b) Official signs.
 - (c) Memorial or historic markers when approved by the Planning Board, and when not more than two square feet in area.
 - (d) Change in the copy of a changeable copy sign or marquee, once a permit for that sign has been issued.
 - (e) **Political signs as per §225-89 B. (21).** ~~Political signs associated with an election, referendum, or plebiscite, provided that such signs are on private property, are not erected more than 45 days prior to and are removed within seven days after the day of voting. Such signs shall not exceed 24 square feet in sign area.~~
 - (f) Temporary yard or garage sale signs. Such signs may not exceed four square feet; may not be erected more than seven days prior to such sale; and must be removed within 48 hours after the sale. No premises shall be permitted to erect such signs more than twice in any calendar year.
 - (g) Temporary real estate signs and signs of contractors, mechanics, painters, paperhangers and/or artisans, on the lot on which the real estate for rent or sale is located, or the lot on which the contracting work is being performed, shall be limited to one per lot for each contracting entity actively engaged in performing the service on or for the premises where the sign is placed. Said

signs may not be larger than six square feet nor more than four feet high. They must be removed within seven days of the sale or rental of the premises or completion of the work to which the sign relates. A temporary sign may also be placed by a real estate broker (or any resident selling his or her own residence) advising the public of an open house on the tax lot. This sign shall be displayed only on the day of the open house, and shall not include balloons or lighting or sound-generation equipment, and may include the hours of the open house. Temporary signs in the Industrial Zoning District shall be required to first obtain a sign permit and comply with the requirements of 225-95 of this article.

- (h) Flags as provided for in this article.
 - (i) Temporary signs and banners with prior governmental approval by the Township Committee. Such signs and banners may be governmental purposes or for nonprofit or charitable organizations, and the duration the sign or banner may be posted shall be at the discretion for the Township Committee. Banners may project over a right-of-way.
- (21) Permanent development identification signs shall only contain the name of development and may not include other information, specifically including but not limited to the name of developer or development company.
- (22) **After a tenant has vacated the premises, the owner shall be responsible for the removal of all prior tenant signage and restoration of areas where such signage was located to the original condition, including painting and patching, if necessary.**

SECTION IV.

The codified Land Development Ordinances of the Township of Harrison are hereby amended by deleting and repealing Section 225-89B. ~~(9) and (20)~~ and replacing it with the new Section 225-89B. ~~(9) and (20)~~ to read as follows. ~~Other than these changes to subsections (9) and (20) the entire Section 225-89B. will remain the same.~~

Section 225-89. General Regulations

B. Regulations for particular types of signs.

- (1) Freestanding signs, except for directional signs, shall comply with the following:
[Amended 10-3-2005 by Ord. No. 39-2005]

- (a) Freestanding signs shall be permitted only in the front yard of lots containing a minimum street frontage of 150 feet, except in the Historic District and the Main Street District where there shall be no minimum street frontage.
 - (b) No sign shall be erected closer to the street line than 15 feet or 1/2 the distance between the street right-of-way line and the building line at its closest point, whichever is less, except as otherwise permitted by this article.
 - (c) A freestanding sign and a projecting sign shall not be utilized together to identify the same establishment on the same street frontage.
- (2) Projecting signs, when permitted, shall comply with the following:
- (a) No such sign shall project more than four feet from the face of the building.
 - (b) No part of the sign shall be less than eight nor more than 12 feet above ground or walkway level.
 - (c) Not more than one projecting sign per establishment per street frontage shall be permitted.
 - (d) No projecting sign shall be permitted within 25 feet of another.
 - (e) Projecting signs may not be lighted.
- (3) The total area of all window signs, unless further restricted by district regulations, shall not exceed 25% of the glass area of the window in which placed.
- (4) No roof sign shall be permitted, and no sign shall project above the main cornice line of the building to which a sign is affixed.
- (5) Time and temperature signs shall be permitted in any district in which commercial or industrial uses are permitted, provided that they do not encompass more than 20% of allowable area for the type of sign upon which they are placed.
- (6) Changeable copy and marquee signs shall be permitted only as a conditional use, provided the following standards are met:
- (a) The need for the changeable copy or marquee sign is demonstrated on the basis of the public's need to be apprised of special events, attractions, or similar time-related notices. Changeable copy shall not be used to advertise merchandise or special sales events. Prices of limited products which are typically provided to the general public, such as gasoline prices, may be displayed on a changeable copy sign.

- (b) All such signs shall be permanently affixed to the ground or to a structure.
 - (c) Copy shall be changed electronically or by means of movable lettering which is more than 1/8 inch in thickness.
 - (d) Changeable copy signs may not be located in any residential zoning district, except for 225-90B(2) uses.
 - (e) Changeable copy signs may be either freestanding signs, marquee signs, or canopy signs.
 - (f) No more than one changeable copy sign shall be permitted per use, per street frontage.
- (7) Marquee signs.
- (a) No marquee sign shall project more than four feet from the face of the building.
 - (b) No part of the marquee sign shall be less than eight nor more than 12 feet above ground or walkway level.
 - (c) Not more than one marquee sign per establishment per street frontage shall be permitted.
 - (d) No marquee sign shall be permitted within 300 feet of another.
 - (e) The area of marquee signs shall not exceed the area otherwise permitted for wall signs by the district regulations in which the sign is located.
- (8) Canopy signs.
- (a) Canopy signs are only permitted in conjunction with gasoline service stations and similar commercial uses where the canopy is required to provide cover and protection for outdoor equipment and service areas.
 - (b) No more than one canopy sign shall occur in any yard area.
 - (c) No part of the canopy sign shall be less than 12 nor more than 20 feet above ground level.
 - (d) A canopy sign may not encroach in any required yard area.
 - (e) The area of a canopy sign shall not exceed 50% of the area of the canopy face or 50 square feet, whichever is less.
- (9) Awning signs.

- (a) Awning signs may not be used in conjunction with wall signs.
 - (b) Signs on awnings may only occur on the vertical hang of the awning, which is generally parallel with the building frontage. In the case of a curved awning, the sign shall occur in the lower half of the awning.
 - (c) The area of an awning sign shall not exceed 20% of the entire portion of the building covered by the awning in its extended position, and in no case shall be larger than the area otherwise permitted for wall signs.
 - (d) No part of the awning shall be less than seven feet above ground or walkway level, **unless greater clearance is required by the building code, but not greater than twelve feet or higher than the first floor of the building, whichever is less. It shall not extend above the eaves or parapet of the building.**
 - (e) **Awnings shall not be internally illuminated.**
 - (f) **Awnings shall be regularly cleaned and kept free of dust and visual defects.**
 - (g) **No part of an awning sign shall extend within two (2) feet of the property or end wall of a building.**
- (10) Directory signs.
- (a) The sign shall be located within the site so as to allow motorists to leave the flow of traffic and safely read the directory, or shall be placed at the main entrance to a building.
 - (b) The sign **may** contain a map of the site or floor plan diagram, as the case may be, indicating the location of the offices, businesses, or residential buildings listed on the directory.
 - (c) Any such sign shall not exceed 12 square feet in sign area.
 - (d) No more than one sign per entrance driveway or main entrance to a building shall be permitted.
 - (e) A freestanding directory sign shall not exceed six feet in height nor be placed closer than 25 feet to the curblines of a public street.
- (11) Seasonal signs.
- (a) The item or products sold, must be grown on the property where it is being sold.

- (b) No more than two signs per lot shall be permitted.
 - (c) No sign shall exceed eight square feet in area.
 - (d) Any such sign shall not be displayed for a period exceeding 60 days within one calendar year.
 - (e) Seasonal signs shall be permitted in any zoning district, provided that the use to which it relates is permitted within that zone.
- (12) Signs for farm markets. Farm markets shall be entitled to:
- (a) Two wall signs, one may be located on the front of the building, and one may be located on the side of the building. Each sign shall not exceed 50% of the signable facade area, or 60 square feet.
 - (b) One permanent freestanding sign, not to exceed 16 square feet in area.
 - (c) One changeable copy sign, not to exceed 24 square feet. Changeable copy signs may not be lit.
 - (d) Four temporary signs, including products signs, which signs may be double sided but which may not exceed six square feet for each side of the sign. Temporary signs may be located off site with the permission of the property owner. Temporary signs must meet all other provisions set forth within the general provisions of this Chapter and shall not be displayed for a period exceeding nine months in a calendar year.
- (13) Flags.
- (a) One flag for each store front or building.
 - (b) Maximum size shall be three feet by five feet.
 - (c) The flag shall be installed so that the bottom edge of the flag shall be at least seven feet above the pavement, walkway, sidewalk, and/or step.
 - (d) The flag shall be displayed on a flagpole mounted to the exterior of a building or store front or mounted freestanding.
 - (e) A sign permit is not required for the display of a flag.
 - (f) A certificate of appropriateness is not required for the display of a flag.
 - (g) This section does not apply to the display of a flag of the United States of America or the State of New Jersey.

- (h) This section does not apply to and does not prohibit and/or regulate the display of flags on a single-family residence or multifamily residence that is not operating a business, nor does it apply to any federal, state, or local governmental structure or building.
- (14) Food-service establishments shall be permitted to display one of the following additional signs:
 - (a) A bill of fare of food and/or beverage offerings on a freestanding sign, easel, or on a wall-mounted board, or a display case mounted on the exterior of the restaurant building facade. Such display case shall not exceed three square feet in area, and shall contain only bill-of-fare signs or menu signs.
- (15) Institutional signs.
 - (a) One changeable copy sign or bulletin board shall be permitted per street frontage, for any public, charitable, or religious institution when located on the premises of such institution, provided that such sign or bulletin board shall not exceed six feet in height and 24 square feet in sign area.
 - (b) Any such sign to be located within a Historic District or on a historic site must obtain a certificate of appropriateness.
- (16) Interim business signs.
 - (a) A sign permit may be issued to an approved new business for the display of an interim business sign pending the necessary approvals for the business' permanent sign.
 - (b) Any such sign shall comply in size, location, etc., with the provisions of this article.
 - (c) Any such sign to be located in the Historic District must receive a certificate of appropriateness as a minor application.
 - (d) Any such sign must meet the setback requirements of the district in which it is placed.
 - (e) The sign must be placed in approximately the same location as the permanent sign will be installed, unless approved otherwise by the Zoning Officer due to practical considerations.
 - (f) The interim business sign must be removed upon installation of the permanent sign, or expiration of 90 days, whichever is sooner.

- (17) Signs for grand openings.
- (a) One banner and/or two flags shall be permitted for a period not to exceed 14 days.
 - (b) The length of a banner shall not exceed the width of the building to which it is attached.
 - (c) The size of each flag shall not exceed three feet by five feet.
- (18) Signs permitted in conjunction with the granting of a use variance or site plan application:
- (a) The granting of a use variance shall include the right to signage as follows:
 - [1] One freestanding sign may be erected for each street frontage.
 - [2] In no case shall the total area of such sign exceed two square feet in area.
 - [3] No freestanding sign shall exceed three feet in height.
 - [4] Such signs shall not be illuminated.
 - [5] Any such sign to be located within a Historic District or on a historic site must obtain a certificate of appropriateness.
- (19) Lighted signs.
- (a) Internal illumination of signs shall not be permitted.
 - (b) Backlit signs shall not be permitted.
- (20) Temporary **or portable** signs shall be permitted as follows:
- (a) Temporary **or portable** signs shall be permitted only in the Historic District of the Township unless otherwise specifically permitted by ordinance and must obtain a certificate of appropriateness from the Historic Preservation Commission.
 - (b) Temporary **or portable** signs in the Historic District may ~~only~~ be in the form of a black chalkboard easel (A-frame **or Sandwich-Board**) type sign which shall **be constructed of wood and shall** not exceed two and one-half ~~three square feet in area each side~~ **feet in width and four feet in total height, including a minimum of 6” for the legs of the sign, each side as measured from the ground to the top of the sign.**

- (c) Temporary **or portable** signs may be displayed only during business hours of operation and must be removed from public view ~~each evening~~ at the close of business.
 - (d) Only one temporary **or portable** sign shall be permitted per lot.
 - (e) The temporary **or portable** sign must ~~may~~ be located ~~out of~~ **within** the ~~right-of-way~~ upon the lot it services. **The sign** shall not obstruct pedestrian or vehicular flow.
 - (f) **Temporary or portable signs shall not obstruct any driveway or obstruct the sight lines of motorists entering and exiting a driveway.**
 - (g) **Temporary or portable signs shall not be internally or externally illuminated or include any lighting or sound-generation equipment.**
 - (h) **Temporary or portable signs shall be designed with a theme related to the individual businesses or zone district in which it is located and must be painted or otherwise finished.**
 - (i) **Temporary or portable signs shall not be attached or strapped to any pole, tree, fire hydrant or any other stationary fixture.**
 - (j) Political signs are exempt from this section.
- (21) Political signs. [Added 6-4-2007 by Ord. No. 24-2007]
- (a) Political signs may be erected and maintained in any zone within the Township without a sign permit or payment of fees.
 - (b) Any such sign shall only be permitted on private property with the permission of the property owner.
 - (c) Political signs are permitted for a period commencing thirty days prior to the election and four days subsequent to the election.
 - (d) The name and address of the person or organization responsible for the sign shall be printed on the sign, in accordance to N.J.S.A. 19:34-38.1.
 - (e) A political sign shall not exceed an aggregate of twelve square feet.
 - (f) Political signs shall not be placed on public property, which is defined as all publicly owned property, including streets, rights-of-ways, easements, and everything affixed thereto and thereover.

SECTION V.

The codified Land Development Ordinances of the Township of Harrison are hereby amended by deleting and repealing Section 225-91 and replacing it with the new Section 225-91 to read as follows:

225-91. Signs in Professional Office or Professional Office Overlay Districts. [Amended 10-3-2005 by Ord. No. 39-2005]

In addition to those signs otherwise allowed in residential districts, the following signs shall be permitted in Professional Office or Professional Office Overlay Districts:

A. One **freestanding** sign not to exceed ~~six~~ **twelve** square feet **on each side**, ~~either freestanding or one wall-mounted sign not to exceed six square feet that identifies the profession, occupation, building name, and/or street address of the property within the Professional Office District.~~ The use of interior directory signs is encouraged.

B. Where a single tax lot with frontage only on one public right-of-way has multiple entrances or uses, each with a separate entrance, such entrance is entitled to either one wall sign not to exceed two square feet or one window sign not to exceed 25% of the area of the window.

C. Signs within a Historic District or on a historic site shall comply with the design standards of § 225-92.

SECTION VI.

The codified Land Development Ordinances of the Township of Harrison are hereby amended by deleting and repealing Section 225-92 and replacing it with the new Section 225-92 to read as follows:

Section 225-92. Signs in the Historic District.

A. General Provisions.

- (1) All signs in the Historic District shall be made of wood, stone or an alternate durable material ~~if the use of the alternative material can be documented historically in the year 1900 or earlier.~~
- (2) A certificate of appropriateness must be obtained prior to the installation of all signs except as otherwise noted in this article.
- (3) No internal illumination of signs shall be permitted **in addition to no flashing or animated signs, signs which visually interfere with traffic, neon signs and any moving text or messages.**

- (4) Flags shall be permitted as controlled by the general regulations.
- (5) **Freestanding signs shall be integrated with the landscaping for the site.**
- (6) Institutional signs shall be permitted as controlled by the general regulations.
- (7) Signs shall be permitted in conjunction with the granting of a use variance as controlled by the general regulations.

B. Number of signs. In a Historic District, no more than two standard identification signs for commercial uses, each of a different type, shall be permitted per property, from the following list below. Up to three standard signs shall be permitted for a property with more than one principal building or on a property with more than one street frontage. In addition, to the standard signs a restaurant or other eating establishment may erect one additional façade or wall sign for the placement or display of a menu or other bill of fare, provided that such a sign does not exceed 4 square feet in area.

- (1) **One (1) freestanding sign.**
- (2) **One (1) awning sign.**
- (3) **One (1) projecting signs or hanging sign.**
- (4) **One (1) façade or wall sign.**
- (5) **One (1) window sign.**
- (6) **One (1) freestanding directory sign.**

C. Standard signs. There are six (6) standard signs permitted in the Historic District – freestanding, awning, projecting or hanging, façade or wall, window and freestanding directory.

- (1) Freestanding Signs
 - (a) One freestanding sign may be erected for each street frontage.
 - (b) The total area of all such signs shall not exceed a total area along any one street equal to one square foot for every 10 linear feet of street frontage or ~~24~~ **30** square feet, whichever is less.
 - (c) No freestanding sign shall exceed six feet in height.

- (d) Freestanding signs shall be set back from the sidewalk five feet, or 10 feet from the curblin if there is no sidewalk. Such signs shall not be placed within any public right-of-way or sight triangle.
 - (e) No freestanding sign may be erected in the side yard setback in the district in which such is located.
 - (f) A freestanding sign and a projecting sign shall not be utilized together to identify the same establishment of the same frontage.
 - (g) **A freestanding sign shall not be permitted on the same property with a directory sign.**
- (2) **Awning signs:**
- (a) **Awning signs may not be used in conjunction with wall signs.**
 - (b) **Signs on awnings may only occur on the vertical hang of the awning, which is generally parallel with the building frontage. In the case of a curved awning, the sign shall occur in the lower half of the awning.**
 - (c) **The area of an awning sign shall not exceed 20% of the entire portion of the building covered by the awning in its extended position, and in no case shall be larger than the area otherwise permitted for wall signs.**
 - (d) **No part of the awning shall be less than seven feet above ground or walkway level, unless greater clearance is required by the building code, but not greater than twelve feet or higher than the first floor of the building, whichever is less. It shall not extend above the eaves or parapet of the building.**
 - (e) **Awnings shall not be internally illuminated.**
 - (f) **Awnings shall be regularly cleaned and kept free of dust and visible defects.**
 - (g) **No copy of an awning sign shall extend within two (2) feet of the party or end wall of a building.**
- (3) **Projecting or Hanging signs:**
- (a) **No such sign shall project more than four feet from the face of the building.**

- (b) **No part of the sign shall be less than seven feet above ground or walkway level, unless greater clearance is required by the building code, but not greater than twelve feet or higher than the first floor of the building, whichever is less. It shall not extend above the eaves or parapet of the building.**
 - (c) **Not more than one projecting sign per establishment per street frontage shall be permitted.**
 - (d) **No projecting sign shall be permitted within 25 feet of another.**
 - (e) **Projecting signs shall not be internally illuminated.**
 - (f) **Sign supports and brackets shall be compatible with the design and scale of the sign.**
 - (g) **No projecting or hanging sign shall have a sign face (see §225-87 Sign, Area Measurement) that has a thickness of less than two (2) inches.**
 - (h) **The area of the sign shall not exceed twelve (12) square feet.**
- (4) **Façade or wall signs:**
- (a) **The total area of all façade or wall signs placed on or facing any one street frontage on any lot shall not exceed the lesser of 25% of the signable façade area of the ground floor to which it relates or 20 square feet.**
 - (b) **Each establishment with a direct entrance to the outside shall be entitled to a wall sign, provided such sign or signs do not exceed the total permissible sign area above.**
 - (c) **Multiple uses without a direct entrance to the outside may be identified by means of a directory wall sign in accordance with Section 225-89B(10).**
 - (d) **A façade or wall sign shall be located where architectural features or details suggest a location, size or shape for the sign. No façade or wall sign shall cover any window or part of a window, nor shall it extend beyond the highest point of a roofline, parapet, or mansard roof.**
 - (e) **A new façade or wall sign shall generally be placed on the building consistent with sign locations on adjacent buildings.**
- (5) **Window signs:**

- (a) **The total area of all permanent window signs shall not exceed 25% of the glass area of the window in which placed.**
 - (b) **Permanent window signs shall be limited to individual letters placed on the interior surface of the window and intended to be viewed from the outside. Glass-mounted graphic logos may be applied by silk screening. Any painted area of any window shall be construed as window lettering or signs, whether or not such area actually contains lettering or advertising.**
 - (c) **Permanent window signs shall pertain only to the establishment occupying that portion of the premises where the window is located.**
 - (d) **The text or sign copy of a permanent window sign shall be limited to the business name and brief message identifying the type of product or service or pertinent information (e.g. “reservations required” or business hours).**
 - (e) **Interior signage, other than window signage, that is clearly visible and positioned to be readily seen from the outside of the building, shall be prohibited.**
 - (f) **Temporary window lettering or signs, advertising special sales events shall be removed within two days following the advertised event or within 30 days after erection, whichever is earlier. Such temporary window lettering or signs, in conjunction with any permanent window lettering or sign, shall not cover, in the aggregate, more than 50% of the window area.**
 - (g) **Window signs indicating that an establishment is “Open” or “Closed” for business shall be permitted. They shall be limited to a maximum of one square foot in area and no more than one such sign per business. These type of signs shall be considered accessory to permitted permanent window signs and shall not be included in permanent or temporary window sign calculations.**
- (6) **Freestanding Directory Signs:**
- (a) **Freestanding directory signs shall conform to all requirements for freestanding signs.**
 - (b) **A freestanding directory sign shall not be permitted on the same property with a freestanding sign.**

- (7) The following signs shall also be permitted:
- (a) Signs for food-service establishments as controlled by the general regulations.
 - (b) Interim business signs as controlled by the general regulations.
 - (c) Signs for grand openings as controlled by the general regulations.
 - (d) Temporary signs as controlled by the general regulations.

SECTION VII. VALIDITY:

The provisions of this ordinance are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this ordinance.

SECTION VIII. REPEALER: All Ordinance or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION IX. ENACTMENT: When Effective. This ordinance shall take effect immediately upon final passage and publication in accordance with law.

TOWNSHIP OF HARRISON

BY: _____
LOUIS F. MANZO, MAYOR

ATTEST:

DIANE L. MALLOY, Acting Municipal Clerk

NOTICE

The above Ordinance was introduced and passed on first reading at the meeting of the Township Committee of the Township of Harrison, in the County of Gloucester, held on the October 16, 2009, and will be considered for final passage at a meeting to be held by the Township Committee at the Municipal Building located at 114 Bridgeton Pike, Mullica Hill, New Jersey, at 7:30PM on November 16, 2009, at which time and place any person interested will be given an opportunity to be heard.

INTRODUCED:

ADOPTED:

DIANE L. MALLOY, Acting Township Clerk