

**TOWNSHIP OF HARDYSTON**

**ORDINANCE #2017- 08**

**AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY AMENDING CERTAIN PORTIONS OF CHAPTER 185, ZONING, OF THE REVISED GENERAL ORDINANCES TO ADDRESS SIGN CONTROLS ON ATOWNSHIP WIDE BASIS AND STANDARDS FOR FENCES IN INDUSTRIAL ZONES**

**BE IT ORDAINED** by the Municipal Council of the Township of Hardyston, County of Sussex, State of New Jersey, as follows:

**Section 1.** Chapter 185, Zoning, Section 185-4, Definitions, Subsection (C) of the aforesaid Revised General Ordinances is hereby revised and supplemented to amend and add the following definitions:

SIGN, MESSAGE BOARD- permanent sign with a manually changeable copy.

**Section 2.** Chapter 185, Zoning, Article XIX, Signs, Section 185-71, Temporary Signs, Subsection (B) of the aforesaid mentioned Revised General Ordinances is hereby revised and supplemented to read as follows:

- B. One temporary sign shall be permitted announcing that the property on which it is located is for sale or rent, provided that such sign shall be displayed for only so long as such property is for sale or rent and shall be removed within seven days after such sale or rental. Unless such sign is attached to the principal building, it shall be no closer than 10 feet to any property line. Such sign shall not exceed six square feet in size, nor stand more than four feet above ground level. Commercial sales and rental real estate signs shall not exceed fifteen (15) square feet.

**Section 3.** Chapter 185, Zoning, Article XIX, Signs, Section 185-71, Temporary Signs, Subsection (E) of the aforesaid mentioned Revised General Ordinances is hereby revised and supplemented to read as follows:

- E. Special promotion and event signs including banners, streamers, advertising flags, twirlers, suspended signs and sandwich board signs in non-residential zones may be granted by permit from the Township Zoning Officer. Special promotion and event signs may be displayed for not more than thirty (30) consecutive days within any established business quarter. A waiver from the above requirements and restrictions can be requested from the Township Council. Special promotion and event signs must be a minimum of ten (10) feet from any property line and shall not impede, restrict, or otherwise interfere with sight distances in and around the special promotion and event signage.

**Section 4.** Chapter 185, Zoning, Section 185-73, Signs for Specific Uses, aforesaid mentioned Revised General Ordinances is hereby revised and supplemented add Subsection D as follows:

D. Farm Signs. In zones permitting agricultural and/or farming uses, the following signs are permitted:

- (1) One identification sign, not more than eighteen (18) square feet in area, identifying the farm, the address of the owner, and the type of farm.
- (2) If seasonal produce is sold on site, not more than two additional signs advertising seasonal farm produce available, the total area of which shall not exceed sixteen (16) square feet. Such signage shall not be permanent and shall be permitted and erected and/or displayed only during the time such seasonal produce is available.

**Section 5.** Chapter 185, Zoning, Article XIX, Signs, Section 185-76.1, Electronic Message Board Signs of the aforesaid mentioned Revised General Ordinances is hereby revised and supplemented to read as follows:

**§ 185-76.1. Electronic Message Signs.**

Electronic signs as defined in §185-4 shall be permitted in the B-1, B-2, I-1, I-2 and R-C zones subject to the following conditions and shall require approval by the Township of Hardyston Planning Board and/or Zoning Board of Adjustment.

- A. Shall be consistent with the requirements set forth for freestanding signs in § 185-76, including height, setbacks, and maximum area.
- B. Shall contain block letters only and shall consist of only one color on a neutral color background.
- C. Shall be no more than thirty-six (36) square feet.
- D. Messages shall change at no less than twenty (20) second intervals and shall not blink, flash or flicker rapidly when changing as to cause a distraction to drivers.
- E. Messages shall contain no more than three (3) lines of text.
- F. Illuminated signs shall be turned off between the hours of 9:00 p.m. and 6:00 a.m. when located on lots immediately adjacent to residential districts.

**Section 6.** Chapter 185, Zoning, Article XIX, Signs, of the aforesaid mentioned Revised General Ordinances is hereby amended as follows to add §185-76.2, in order to establish regulations and standards for message board signs.

**§ 185-76.2. Message Board Signs.**

Message board signs as defined in §185-4 shall be permitted in the B-1, B-2, R-C, I-1 and I-2 zones subject to the following conditions.

- A. Message board signs shall be consistent with the requirements set forth for freestanding signs in § 185-76, including height, setbacks, and maximum area.
- B. Message board signs shall consist of letters and numbers only using only one color on a neutral color background.

- C. Message board signs may be installed as part of an existing freestanding permanent sign subject to the requirements of § 185-76.
- D. New permanent message board signs shall require approval by the Township of Hardyston Planning Board and/or Zoning Board of Adjustment.
- E. Illuminated message board signs shall be turned off between the hours of 9:00 p.m. and 6:00 a.m. when located on lots immediately adjacent to residential districts.

**Section 7.** Chapter 185, Zoning, Article XV, Additional Regulations Governing Permitted Accessory Uses & Structures, Section 185-56, Fences or Walls, Subsection (B) of the aforesaid mentioned Revised General Ordinances is hereby revised and supplemented to read as follows:

B. Maximum height and location:

| Type of Fence | Maximum Height | Location   |
|---------------|----------------|--|
| All           | 6 feet         | Rear building line of principal structure to minimum required side yard or rear yard setback line, except in the Industrial Zones where fences may be installed anywhere in the side or rear yard. |
| All           | 4 feet         | Anywhere on lot  |

**SECTION 8.** All ordinances of the Township of Hardyston which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 9.** If any section, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

**SECTION 10.** This Ordinance may be renumbered for purposes of codification.

**SECTION 11.** This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

**NOTICE**

PLEASE TAKE NOTICE that the above Ordinance was introduced and passed upon first reading at a regular meeting of the Hardyston Township Council held at the Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey 07419 on Wednesday, September 27, 2017, and will be considered for final passage and adoption at the regularly scheduled meeting of the Township Council of the Township of Hardyston to be held at the Municipal Building, 149 Wheatsworth Road, Hardyston, New Jersey 07419, on Wednesday, October 11, 2017 at 7:00 p.m., at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning the same.

BY ORDER OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF HARDYSTON

Jane Bakalarczyk, Township Clerk