

§ 145-60 Signs.

A.

Types. The following types of signs only shall be permitted:

(1)

Official highway, route number or street name signs, direction signs and other official traffic signs may be erected on the public roads and highways in the interest of public safety or for the regulation of traffic.

(2)

Signs of a school, church, camp, club, golf course, athletic field or other recreational area, or other similar institutions may be erected and maintained, provided that the area of any such sign shall not exceed 12 square feet and not more than one such sign shall be placed on the premises held in single and separate ownership, unless such premises front on more than one street in which case one such sign may be erected on each street frontage.

(3)

Signs prohibiting or otherwise controlling trespassing upon particular premises or indicating the private nature of a road, driveway, or premises may be erected and maintained, provided that the area of any such sign shall not exceed one square foot.

(4)

Signs exhibiting the name given to the property by the owner or occupant, provided that the size of any such sign shall not exceed one square foot.

(5)

Signs advertising a permitted accessory use in the Lakes Residential District, provided that the size of any such sign shall not exceed one square foot and that any such sign shall be attached to the building where such accessory use exists.

(6)

In the Lakes Commercial District, commercial signs which are placed on a building or a lot on which the use to which the sign relates is conducted may be erected and maintained, provided that the total area on one side of all such signs placed on or facing one street frontage of any one premises shall not exceed 50 square feet or 5% of the wall surface, whichever is smaller, when the sign is erected on the wall of a building. In computing the area of a wall for purposes of obtaining permitted sign size, window and door area shall be included. Commercial signs shall

not be permitted in any area other than in the Lakes Commercial Zone. This includes signs or advertisements on any athletic or recreation field or facility.

[Amended 12-8-2005 by Ord. No. 510]

[\(7\)](#)

Temporary signs.

[Amended 12-8-2005 by Ord. No. 510]

[\(a\)](#)

Definitions. As used in this Subsection [A\(7\)](#), the following terms shall have the meanings indicated:

PERSON

Any individual, partnership, association profit or nonprofit corporation or other entity.

TEMPORARY SIGN

Any exterior poster, sign, billboard, handbill, advertisement, dispensers for same or other material which is not intended to remain permanently at a particular location.

[Amended 5-22-2008 by Ord. No. 546]

[\(b\)](#)

Temporary signs shall be permitted only as hereinafter provided. All temporary signs are subject to the following requirements:

[Amended 5-22-2008 by Ord. No. 546]

[\[1\]](#)

Only one temporary sign shall be permitted at any time.

[\[2\]](#)

The size of the sign shall not exceed six square feet, and it shall not exceed four feet in height.

[\[3\]](#)

Said sign(s) shall not be illuminated and shall have no moving parts.

[\[4\]](#)

The sign shall be set so that same shall not encroach upon the public right-of-way.

[\[5\]](#)

No portion of the sign shall be closer than 10 feet to the roadway, nor within 15 feet of the side property line, nor within 50 feet of any lake, pond or stream.

[\[6\]](#)

The period of time during which any such temporary sign is permitted shall not exceed 45 days.

[\(c\)](#)

The following temporary signs shall be permitted:

[\[1\]](#)

Temporary signs announcing any educational, charitable, civic, religious, community or like event.

[\[2\]](#)

Election signs. Temporary election signs (political or community) shall not be erected prior to 30 days before any election and shall be removed not more than 48 hours after the election. The name and address of the person or organization responsible for the sign shall be printed on the sign, in accordance with N.J.S.A. 19:34-38.1. Election signs shall not exceed six square feet in area. No permit or fee shall be required for their installation. The signs must be erected 15 feet from the roadway and at least 15 feet from adjoining property.

[\[3\]](#)

Garage and yard sale signs and directional signs.

[\[a\]](#)

Temporary directional signs shall be permitted providing directions to a garage or yard sale, real estate open houses, or other similar event.

[\[b\]](#)

Such signs shall not exceed six square feet in size and shall only be displayed during a period beginning at 6:00 p.m. Friday to 5:00 p.m. Sunday, after which time they must be removed. Such signs shall not be permitted more than twice per year per property.

[\[c\]](#)

There shall be no more than three directional signs and one sign at the garage or yard sale or property location.

[\[d\]](#)

Signs must be located on the property of persons who authorize same.

[\[e\]](#)

Any garage or yard sale or other directional sign not conforming to this subsection shall constitute prima facie evidence that the addressee shown on the sign has violated this subsection.

[\[4\]](#)

Real estate signs.

[Amended 5-22-2008 by Ord. No. 546]

[\[a\]](#)

Signs indicating premises for sale or rent shall be no larger than six square feet in area. No portion of the sign shall be closer than 10 feet to the roadway, nor within 15 feet of the side yard, nor within 50 feet of any lake, pond or stream, nor shall any portion of the sign be illuminated.

[\[b\]](#)

Signs shall be removed within 48 hours of a binding agreement of sale for the subject premises.

[\[c\]](#)

The erection of said signs shall be deemed permission of the person or persons erecting said sign to permit the removal thereof in the event of noncompliance with the terms of this subsection.

[\[5\]](#)

Truck, automobile, and other vehicles or watercraft for sale or rent signs, subject to New Jersey Motor Vehicle Code laws and regulations, shall be permitted for a period of time not exceeding 21 days. The signs must be affixed in the window of the vehicle. Such vehicles must be located on the property or the front portion of the owner's property. Such signs shall not be permitted more than twice per year per property.

[\(d\)](#)

The Zoning Officer shall have the discretion to prohibit the erection, and/or to remove or order the removal, of any temporary sign he or she deems to present a hazard to the public or to be in noncompliance with this subsection, and he or she shall have the authority to remove such sign.

[\(e\)](#)

The Borough of Medford Lakes Police Department is given the authority, in addition to the Zoning Officer, to enforce the provisions of this subsection relating to signs.

[\(f\)](#)

Mobile signs of any kind are expressly prohibited.

(g)

Sandwich board or small freestanding signs of any type are expressly prohibited in all zones.

(h)

The provisions of this subsection shall be enforceable against the owner of the property bearing a nonconforming sign, the person responsible for erecting a nonconforming sign, and the person or persons advertising the subject matter of a nonconforming sign.

(i)

Signs shall not be affixed to any tree or utility pole. They shall be mounted on their own stakes or stanchions along any public street in a safe manner, without projecting over the Borough right-of-way. Said signs shall not be located in a sight triangle, and said sign shall be placed in such position so as to not interfere with safe passage for pedestrian traffic, and so as to not interfere with safe vehicular traffic.

(8)

Existing lawful off-site commercial advertising signs, in existence as of January 14, 1981. In addition, off-site outdoor signs advertising agricultural commercial establishments shall be permitted, provided that:

(a)

No more than two signs shall be placed in any one direction along each road directly approaching the establishment; and

(b)

No sign along a four-lane state or federal highway shall exceed 50 square feet in area, and no sign along any other road shall exceed 32 square feet in area.

(9)

All other signs shall be prohibited.

B.

Restrictions. The following restrictions shall apply to all permitted sign uses:

(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)

Height. No freestanding sign shall exceed 20 feet, and no attached sign shall be higher at any point than the roofline of the building. In addition, no attached sign shall project into or hang over a street right-of-way, and no sign shall project beyond a building in a manner placing it above an area traversed by motor vehicles, such as, but not limited to, driveways and parking areas. Where signs project beyond a building facade or wall over a pedestrianway, the lowest portion of the sign shall be at least 10 feet above the walkway.

(3)

Illuminated signs. Outdoor advertising signs permitted by ordinance shall not be illuminated internally and may only utilize shielded lighting mounted on the top of the advertising display directed downward.

(4)

Portable signs. No sign shall be exhibited which is portable, i.e., fixed on a movable stand; self-supporting without being firmly embedded in the ground; supported by other objects; mounted on wheels or movable vehicles; or made easily movable in some other manner.

(5)

Sign area shall be measured around the outside edges of a framed or enclosed sign or by the area utilized by isolated words and/or symbols, including the background, whether open or enclosed, but said area shall not include any supporting framework and bracing incidental to the display itself.

(6)

Signs and sign structures of all types shall be located to allow a clear, unobstructed line of sight for 300 feet from the stop line of any intersection of streets and/or driveways.

(7)

Signs with two exposures shall be measured for area by using the surface area of one side of the sign only.

(8)

Freestanding signs. Freestanding signs shall be permitted in commercial zones as follows:

(a)

No more than one sign shall be permitted for any one use.

(b)

The maximum height of any such sign shall be 20 feet.

(c)

Any such sign shall be set back from the public right-of-way line at least 10 feet.

(d)

Any such sign shall be set back from the side yard line at least 10 feet.

(e)

The maximum area of the sign shall be the lesser of the two square feet per running foot of street frontage adjacent to building or portion actually occupied or 50 square feet.

(f)

Directional signs containing no advertising matter and not exceeding eight square feet in size shall be not deemed freestanding signs for the purpose of this section.

C.

General safety regulations and permits.

(1)

General safety regulations. For the safety and protection of the general public, the following regulations shall apply to all signs in the Borough:

(a)

No sign shall be erected in such manner as to confuse or obstruct the view or interpretation of any traffic sign, signal or device.

(b)

No sign shall be erected or maintained at such location or in such manner as to obstruct free vision at any intersection.

(c)

Where signs are permitted to be illuminated, illumination may be internal or external but may not be of the flashing variety or animated in any way.

(d)

No freestanding sign shall extend 20 feet in height, and no attached sign shall be higher at any point than the roofline of the building to which it is affixed. Furthermore, no attached sign shall project into or hang over a street right-of-way nor project beyond a building in a manner as to place it above an area utilized by motor vehicles such as, but not limited to, driveways, and parking areas. Where a sign projects a building facade or wall over a pedestrianway, the lowest portion of the sign shall be at least 10 feet above the walkway.

(e)

In special situations upon a showing of extreme practical difficulty, extraordinary circumstances and/or undue hardship, the Planning Board is authorized to permit signs of a height not exceeding 20 feet.

(f)

Lighted signs, where permitted, shall be so arranged as reflect the light and glare away from adjoining premises and away from abutting highways. Lighted signs shall comply with the National Electrical Code and bear the Underwriter's Laboratory seal. All externally lighted signs shall be lighted from the bottom or the top with the lights appropriately shielded.

(g)

The enforcing authority shall require the proper maintenance of all signs and shall inspect every sign for which a permit has been issued within 30 days after it is erected. All signs, together with all of their supports, shall be kept in repair and in proper state of preservation. The display surfaces of all signs shall be kept neatly painted or posted at all times. The enforcing authority may order removal of any sign that is not maintained in accordance with the provisions of this chapter. No fee shall be charged for a permit to repair an existing sign.

(2)

Permits.

(a)

Permit required. No sign shall hereafter be erected, re-erected, constructed or altered except as provided in this chapter and after a permit for the same has been issued by the Planning Board.

(b)

Application procedures. Plans and detailed information shall be submitted with each application for a sign permit, setting forth the dimensions of the sign, the materials incorporated in its construction, the methods and materials used to support the sign, the type of illumination, if any, and its exact location on the building or premises. A sketch of the proposed sign, drawn to a scale of not less than 1/2 inch to one foot, shall be provided.

[\(c\)](#)

Compliance with codes and ordinances. Structural features of signs shall be as may be specified from time to time in the Construction Code,

Editor's Note: See Ch. [95](#), Construction Codes, Uniform.

but this chapter takes precedence with respect to area, location, illumination and other characteristics.

[\(d\)](#)

Consent required. The application for permit shall be accompanied by the written consent of the owner or lessor of the property.

[\(e\)](#)

Fees. A fee of \$75 shall be paid before a permit for the erection of each sign requiring a permit is issued by the appropriate authority.

[\(f\)](#)

Exempt signs. No permit shall be required for signs permitted in Subsection [A\(1\)](#), [\(3\)](#), and (4) of this section.

[D.](#)

Violations and penalties. Any person, association or corporation installing any temporary or permanent sign without being properly licensed therefor, or who or which shall violate any of the other terms and regulations of this section shall, upon conviction, be fined no less than \$50 nor more than \$1,000 for each violation. Each day that such installation of any temporary or permanent sign shall continue without being duly licensed shall be considered a separate violation.