

TOWNSHIP OF MAPLEWOOD



ORDINANCE

2679 -11

AN ORDINANCE

TO AMEND CHAPTER 271
OF THE CODE OF THE TOWNSHIP OF MAPLEWOOD
ENTITLED
"ZONING AND DEVELOPMENT REGULATIONS"

"Interpretive Statement"

This ordinance will further define the permitted use of "Open House" signs within the Township.

BE IT ORDAINED, by the Township Committee of the Township of Maplewood, County of Essex, State of New Jersey that Chapter 271 of the Code of the Township of Maplewood entitled "Zoning and Development Regulations" be amended as follows:

FIRST: Section 271-56 Signs and Street Graphics

Shall be amended as follows:

- (G) Area of Special Control
- (6) The following temporary graphics are permitted and do not require a permit:
 - (a) Graphics identifying the sale, rental or lease of the premises on which located and an artisan or contractor identification while at work on the premises, subject to a maximum graphic area of four square feet in the R-1-7 through R-2-4 and RGA Districts and nine square feet in all other districts. Ground graphic provisions shall apply. Graphics must be removed within seven days after execution of a contract of sale or lease or the reason for the graphic has ceased. "Sold" signs, "leased" signs or any sign indicating that the original reason for the sign has ceased shall be prohibited.

On premises "Open House" signs shall be permitted only during the period that the open house is being conducted. Only one sign shall be permitted of each category, i.e., "open house," "for sale," "for lease," or wording of the same intent. All signs such as "for sale," "for rent" or "open house" and artisan or contractors

signs shall be restricted to the subject property being offered, and such signs shall be placed no closer than fifteen (15') feet from the front curb of the property, as measured from the front edge of the sign, unless there is a permanent obstruction, such as a masonry wall, greater than four (4') feet in height, as measured from the ground, in which the sign shall be placed against the outer portion of the permanent obstruction.

In addition, off premises "Open House" signs shall be permitted on the day that the subject property is open for inspection or an open house is being conducted on the following conditions:

- (1) Any intersection shall have not more than three (3) total directional signs on the corners of the intersection and there may be only one (1) Open House sign per open house per intersection;
- (2) Open House signs may be placed from sun rise to sun set on the day that the Open House is being held;
- (3) Open House signs may be placed in the Township of Maplewood rights-of-way (the grassy area between the sidewalk and street) excluding streets, sidewalks, crosswalks, street medians or places where they would interfere with, obscure or otherwise impede traffic of any kind or on private property, with the permission of the property owner,
- (4) No Open House sign may be placed in such a location so as to create, in the exclusive determination of the Maplewood Police Department, a traffic hazard.

Any violation of the above shall be punished by penalty as listed in Article VI of this Chapter but in no case less than \$100.00 per violating sign per each day of violation.

Additionally, any violating sign may be removed and discarded by officials of the Township of Maplewood.

All other provisions shall remain unchanged.

SECOND: Severability

If any section, paragraph, subparagraph, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the specific section, paragraph, subparagraph, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

THIRD: Repeal of Prior Ordinances

Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance be and the same are hereby repealed to the extent of any such inconsistencies.

FOURTH: Effective Date

This Ordinance shall take effect after final passage and publication and as provided by law.

PUBLIC NOTICE is hereby given that the foregoing proposed Ordinance was introduced and read by title for the first time at a meeting of the Township Committee of the Township of Maplewood, held on October 18, 2011, and that Committee met again on November 15, 2011, at 7:30 p.m. at the Municipal Building, 574 Valley Street, Maplewood, New Jersey, at which time and place the Committee proceeded to consider the said Ordinance on second reading and final passage.

ELIZABETH J. FRITZEN, R.M.C.
Township Clerk