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- **DIVISION 7. - SIGNS**

- **Sec. 62-1816. - Purpose.**

(a)  
It is the intent of this division to control the size, location, character and other pertinent features of exterior signs placed on private or public property. This division is designed to promote signs which are:

(1)  
Compatible with surroundings and expressive of community and neighborhood character.

(2)  
Orderly, readable and appropriate to the activity to which they pertain.

(3)  
Nondistracting to motorists, so as not to contribute to traffic accidents.

(b)  
This division is also designed to discourage signs which are:

(1)  
Advertising, promoting or identifying an activity no longer in existence or operation.

(2)  
In disrepair or of faulty construction, thereby threatening the safety and welfare of persons and property.

(3)  
Overloaded or overstated, so as to defeat the sign's communicative purpose.

(4)  
Contributing to visual pollution and clutter.

(Code 1988, § 175-120)

- **Sec. 62-1817. - Permit required.**

No sign shall be permitted to be erected, structurally altered or relocated unless a written application has been made to the code enforcement agency and a permit therefor duly issued upon payment of the established corresponding fees.

(Code 1988, § 175-122)

- **Sec. 62-1818. - Permit applications and issuance.**

(a)

Application for sign permits shall be made upon forms provided by the code enforcement agency. The application shall be accompanied by two prints or drawings, to scale, of the plans and specifications of any proposed sign, which include the sign's location, method of construction and materials that it consists of. Written consent of the property owner must be provided if anyone other than the owner submits an application for a sign permit. An applicant must supply the code enforcement agency with any additional information that shall be required to determine compliance with the state Uniform Building Code and other applicable regulations.

(b)

Upon the filing of a complete application for a sign permit, the code enforcement agency shall review the application and sign specifications to determine compliance with all the requirements of this division and other applicable regulations. Upon the submission of a complete application, the township construction official or other designated code enforcement agency staff member shall award a permit or deny an application for specified reasons, within 45 calendar days. Any issued sign permit shall be null and void after a period of one year from the date of issuance of the permit if the work has not been initiated to erect or construct the sign.

(Code 1988, § 175-123)

- **Sec. 62-1819. - Exemptions from permit requirement.**

Sign permit requirements shall not apply to the following signs:

(1)

*Nameplate signs.* One nameplate sign, not more than 144 square inches in area, may be placed anywhere within a front yard.

(2)

*House of worship, school or public building sign.* A house of worship, school or other public or institutional building may have, for its own use, an announcement sign or bulletin board not to exceed 16 square feet in area. Prior to its erection, the code enforcement agency must determine that the location of a proposed sign does not obstruct a sight triangle or impede motorists' safety.

(3)

*Real estate signs.* Nonilluminated temporary real estate signs, advertising the sale or rental of an existing single dwelling unit, may be erected, provided that such signs are set back at least 20 feet from all street lines. Such signs shall not exceed four square feet. Real estate signs must be removed seven days after the closing of title.

(4)

*Temporary political signs.* Nonilluminating or nonilluminated temporary political signs may be erected 45 days prior to any election, with the provision that the signs be removed within seven days after election day. Political signs shall conform to all other aspects of this subsection and shall not impair motorists' safety.

(5)

*Public welfare signs.* Street signs or signs deemed to be necessary for the public welfare by the township council shall be permitted in all districts and do not require a permit.

(6)

*Land use development application signs.* Signs required by subsection [62-43\(I\)](#) for all development applications submitted to either the zoning board of adjustment or the planning board where the application for development may result in the issuance of a certificate of occupancy shall comply with the requirements of that subsection.

(Code 1988, § 175-124; Ord. No. 7-00, 3-21-2000; Ord. No. 10-06, § 1, 2-28-2006)

- **Sec. 62-1820. - Area measurements.**

The maximum sign area shall be permitted on each side of a sign. Signs with more than two sides are permitted, provided that the gross square footage permitted shall not be exceeded. The area of a sign shall be the total square footage of the background upon which the lettering, illustration or display is presented. Where there is no background, the largest rectangle which encompasses all of the lettering, illustration or total display, exclusive of any supporting members used solely for such purpose, shall be considered the area of the sign.

(Code 1988, § 175-125; Ord. No. 26-98, § II, 4-7-1998)

- **Sec. 62-1821. - Performance standards.**

(a)

*Setback.* No sign shall obstruct driving vision, traffic signals, signs or similar safety devices or other places of business. All signs and sign structures shall be set back or elevated sufficiently to allow a clear unobstructed line of sight from points of ingress or egress for at least 1,000 feet along all abutting streets.

(b)

*Sign height.* No wall or facade sign shall project above the roof, the highest elevation of the wall to which it is attached or the maximum height permitted for the principal building. Ground signs shall not exceed the height provisions of this division, as enumerated. Sign height shall be measured from the finished grade to the sign's highest point.

(c)

*Construction and maintenance of signs.* Signs shall be constructed of durable materials, maintained in good condition and not allowed to become dilapidated. Sign materials shall be approved by the code enforcement agency and shall be consistent with the provisions of this section. If the township construction official finds a sign in dilapidated condition, upon written notification the property owner is responsible for the repair of the dilapidated sign or its removal within 15 calendar days.

(d)

*Erection or display on accessory buildings.* Signs shall not be permitted to be erected or displayed on accessory buildings, with the exception that public water towers may be used for unlighted signs.

(e)

*Illumination.* Signs shall only be illuminated by indirect or diffused interior methods. No sign shall be lighted by means of flashing or intermittent illumination. Sign lighting shall not transmit glare off the property line or adjoining windows, in compliance with the nonresidential performance standards.

(f)

*Removal of business signs.* Within 30 days of the closing of a commercial establishment, signs identifying the terminated activity must be removed.

(Code 1988, § 175-126)

- **Sec. 62-1822. - Zoning district standards.**

(a)

*Signs in industrial, office and research districts.* Standards for signs in industrial, office and research zoning districts shall be as follows:

(1)

*Wall signs.* No more than two exterior wall signs shall be permitted for each use. The area of each such sign shall not exceed two percent of the area of the wall to which it is affixed with a setback of up to 300 feet from a main road. The sign may be increased by two percent for each additional 300-foot setback to a maximum of eight percent of the area of the wall to which the sign is attached. The wall area shall be calculated by the measurement of the wall area from ground level to the bottom of the roof eaves. No wall sign shall extend further than 15 inches from the face of the building, and where a sign extends more than three inches from the face of such wall, the bottom of the sign shall not be closer than ten feet to the ground level below the sign. The maximum width shall not exceed 90 percent of the width of the wall to which the sign is attached. Building address numbers are required for each building facing the street providing access to the site. They are not part of the calculations for wall signs. Building address numbers are limited to two percent of the area of the wall to which numbers are attached.

(2)

*Ground signs.* Ground signs shall be set back a minimum of ten feet from a public street, curblineline or the sidewalk line. One identification ground sign is permitted within 50 feet of the use. No ground sign shall exceed ten feet in height or 36 square feet in area. The area of a ground sign can be increased one additional square foot for each additional foot of setback exceeding ten feet. However, no sign shall exceed 200 square feet in area. An industrial office or research establishment may employ vehicular direction signs as long as such signs do not exceed two square feet in area, four feet in height and are located a minimum of five feet from any property line.

(3)

*Park identification signs.* Industrial, office or research parks are required to employ one park identification sign at each primary entrance which includes a tenant directory. These signs shall be constructed of materials compatible with the architectural style of the area and must be approved by the township planning board as part of its site plan or subdivision review of the respective park. Park identification signs shall not exceed 100 square feet or ten feet in height.

(4)

*Residential signs.* All signs permitted in residential districts are allowed in industrial, office and research zoning districts.

(5)

*Size of lettering.* All new street signs in industrial, office, and research districts are required to have six-inch lettering.

(6)

*Temporary grand opening signs.* One temporary grand opening sign is permitted for a period of no more than 30 days within the first four months after issuance of a certificate of occupancy. The sign shall be no more than 32 square feet for a ground sign, which may be single- or double-sided, and 100 square feet for a wall sign. It shall be no taller than six feet for a ground sign, or no taller than the height of the building for a wall sign. Any such sign shall require a zoning permit, which shall state on it the start and end dates that the temporary grand opening sign is permitted.

(b)

*Signs in commercial and professional office zones.* Standards for signs in commercial and professional office zones shall be as follows:

(1)

*Professional office signs.* One sign is permitted upon premises used for professional offices. Ground signs are permitted, in which case they must set back ten feet from the curblineline or sidewalk. Professional office signs may not exceed ten square feet per face.

(2)

*Shopping center identification ground signs.* One double-faced ground sign shall be permitted with a minimum ten-foot setback from a public street curblineline or of the sidewalk line. Ground signs in the C-2 and C-3 zoning districts may have a maximum height of 25 feet. Shopping center signs may employ nameplate signs bearing the name and/or type of business activity of the principal tenants renting space. The area of a shopping center sign in the C-1 zoning district may employ nameplates for each type of business, provided that a ten-foot setback is maintained from the curblineline or sidewalk, a maximum of 12 feet in height and a total sign area of a maximum of ten square feet. Each nameplate devoted to each tenant shall not exceed 72 square inches.

(3)

*Wall and window signs.* Each storefront or building, for a single tenant, may employ one wall sign, provided that the sign is not closer than two feet to the adjacent storefront or edge of the building. Such signs shall not exceed 15 percent of the total wall area. Two signs may be painted on the windows and/or doors of businesses, bearing the name, street number or type of business, provided that there shall be not more than one sign on each window or door and that the total area of all signs shall not exceed ten square feet. Overhanging wall signs are not permitted.

(4)

*Residential signs.* All signs permitted in residential districts are allowed in all commercial zoning districts.

(5)

*Signs for automotive service stations and repair garages.* Signs for automotive service stations and repair garages shall be permitted as follows:

a.

One double-faced nonmoving ground or pylon sign, advertising the name of the station or garage or the brand name of products sold, including product emblems, is permitted, provided that the sign area shall not exceed 30 square feet, a maximum height of 18 feet and a minimum ten-foot setback from the curblineline or sidewalk.

b.

One temporary sign, not exceeding seven square feet in area, specifically advertising special seasonal service for automobiles or product sales, is permitted. No temporary sign should be situated so as to obstruct motorists' vision, and temporary signs must be located inside the

property line. Temporary signs affixed to a trailer or motor vehicle are prohibited. There is a 60-day time limit for temporary signs.

c.

One directional sign or letter displayed over each individual entrance door or bay is permitted. The letters shall not exceed 12 inches in height, and the total area of each sign shall not exceed six square feet.

d.

Customary lettering or other insignia which is structurally part of the gasoline pump is permitted. A price indicator or any other sign required by law may be placed or affixed to the pump as long as it does not exceed three square feet.

(6)

*Lettering of street signs.* All new street signs are required to have six-inch lettering.

(7)

*Temporary grand opening signs.* One temporary grand opening sign is permitted for a period of no more than 30 days within the first four months after issuance of a certificate of occupancy. The sign shall be no more than 32 square feet for a ground sign, which may be single- or double-sided, and 100 square feet for a wall sign. It shall be no taller than six feet for a ground sign, or no taller than the height of the building for a wall sign. Any such sign shall require a zoning permit, which shall state on it the start and end dates that the temporary grand opening sign is permitted.

(c)

*Signs in residential, manufactured housing, multifamily and mobile home zoning districts.* Standards for signs in residential, manufactured housing, multifamily and mobile home zoning districts shall be as follows:

(1)

*Single-family or attached dwelling signs.* A sign indicating the name or address of the occupant of any dwelling is permitted, provided that the sign does not exceed two square feet and is found to be in character with the surrounding neighborhood by the construction official. For a home occupation or home professional use, the maximum sign area shall not exceed two square feet.

(2)

*Residential subdivision or planned development identification ground signs.* Identification ground signs may be placed at primary development entrances. No ground sign shall exceed six feet in height or 30 square feet in area.

(d)

*Miscellaneous signs in all zoning districts.* Standards for miscellaneous signs in all zoning districts shall be as follows:

(1)

*Temporary real estate signs other than those which comply with [section 62-1819\(3\)](#).* One temporary sign announcing the sale or rental of the property on which it is located is permitted. Such sign shall not exceed five square feet when situated on a tract of less than three acres or 25 square feet when situated on a tract larger than three acres. Real estate ground signs shall be set back at least ten feet from the curb or sidewalk. The construction official or a designated official from the code enforcement agency shall set a time limit for temporary real estate signs, not to exceed five years. Sale or lease signs must be kept in good repair. If the construction official finds the sign in disrepair, the property owner must remove the dilapidated sign within 15 calendar days

after being notified by the code enforcement agency. Sale or lease signs shall be removed within seven days following the completion of the sale or lease transaction.

(2)

*Temporary ground identification signs.* No more than one temporary sign shall be permitted on any lot identifying builders, contractors, architects, engineers or others associated with the construction of any building situated on any such lot. Such signs shall be set back at least ten feet from the curblineline or sidewalk and shall not exceed 20 square feet in area or 12 feet in height.

(3)

*Vehicular or pedestrian identification signs.* Any residential or nonresidential development or establishment may employ directional signs, provided that such signs do not exceed two square feet in area, four feet in height and are located a minimum of five feet from any property line.

(4)

*Attraction boards.* Signs using interchangeable lettering must be approved by the municipal agency, as a conditional use, to ensure that such signs are not a nuisance and do not impair motorists' safety or detract from the quality of the neighborhood they are situated in. Attraction boards shall comply with the dimensional, height and setback requirements in accordance with the provisions of this division. No attraction boards are permitted in residential areas.

(Code 1988, § 175-127; Ord. No. 26-98, § III, 4-7-1998; Ord. No. 86-98, § III, 11-4-1998; Ord. No. 2009-4, § I, 3-10-2009)

- **Sec. 62-1823. - Prohibited signs.**

Signs prohibited in all zoning districts shall be as follows:

(1)

Billboards except as allowed in [section 62-1426](#).

(2)

Signs on telephone poles.

(3)

Exterior exposed neon tubing.

(4)

Directly illuminated signs which contain exposed bare bulbs or tubing.

(5)

Animated signs.

(6)

Signs employing flashing lights.

(7)

Roof signs.

(8)

Signs which resemble, simulate or may be mistaken for a traffic, directional or other public sign.

(9)  
Signs which are a menace to public safety or which obstruct the sight lines along any public street,  
sidewalk or bikepath.

(10)  
Signs in public rights-of-way or on public spans such as bridges.

(11)  
Lighted temporary signs.

(12)  
Signs which project more than 15 inches from a building.

(Code 1988, § 175-128; Ord. No. 93-98, § I, 11-4-1998)