

**ORDINANCE OF THE TOWNSHIP OF HADDON, COUNTY OF CAMDEN,
AND STATE OF NEW JERSEY, SUPPLEMENTING, AMENDING AND REVISING
CHAPTER 142-40 OF CODE OF THE TOWNSHIP OF HADDON ENTITLED "SIGNS"**

WHEREAS, The Township of Haddon ("Township") is a municipal entity organized under the laws of the State of New Jersey and located in Camden County; and

WHEREAS, the Township seeks to supplement, amend and revise the requirements for the regulation of signs throughout the Township; and

WHEREAS, the Township has deemed it in the best interest of the public health, safety and welfare to supplement, amend and revise Chapter 142-40 entitled "Signs," of the Code of the Township of Haddon; and

NOW THEREFORE, BE IT ORDAINED by the Mayor and the Board of Commissioners of the Township of Haddon, County of Camden, State of New Jersey, as follows:

SECTION 1: Chapter 142-40 entitled "Signs" of the Code of the Township of Haddon is hereby replaced in its entirety as follows:

Chapter 142-40 – SIGNS

A. PURPOSE.

The provisions of this Chapter shall apply to the construction, erection, alteration, use, type, number, location, size, design, and maintenance of all signs. This Chapter is intended to regulate and control signs and their placement and construction throughout the Township of Haddon for the following purposes:

- (1) To provide a pleasing overall appearance, deemed vital to the continued economic attractiveness of the Township of Haddon by:
 - (a) Encouraging signs in areas of high sign concentration, such as downtown, neighborhood retail areas, and highway corridors, so that the placement, color, shape, brackets, support structures, mountings, design and lighting promote architectural design that supports the visual quality and positive collective impact and image of such areas.
 - (b) Promoting signs that, in addition to the standards herein, are also integrated with the overall design of their host building in a way respectful of and complimentary to the architectural character of the building.
 - (c) Permitting signs that not only identify the "presence" of the business or use on a thoroughfare, but also generate a positive collective impact upon the streetscape of an area.
- (2) To create a more attractive, productive and professional business atmosphere.
- (3) To allow signs appropriate to the architectural and planned character and development of each zoning district.
- (4) To ensure that permitted signs do not become a safety hazard or nuisance.
- (5) To promote traffic safety.
- (6) To promote the design of signs in pedestrian corridors that focus upon pedestrian viewers and not automobile operators.
- (7) To prevent business and advertising signs from conflicting with public safety signs.
- (8) To prevent the overcrowding of land through multiple proliferation of signs on a single parcel of land.

(9) To facilitate fire and police protection by proper sign identification.

(10) To protect and enhance the value of properties by eliminating visual chaos and pollution.

B. DEFINITIONS.

The following definitions shall apply to the regulation and control of signs within the Township of Haddon:

ABANDONED SIGN

A sign no longer used for its original intent or a sign on a vacant, unoccupied, or abandoned property.

BANNER

A sign which may or may not contain a message, constructed of cloth, canvas, plastic or other flexible material typically suspended or hung by cord, string, or rope from a structure, stretching across a public right-of-way which temporarily promotes an activity, special event, or otherwise promotes a special event or the public good.

DECORATIVE FLAG

A flag displayed for decorative, and not official or patriotic, purposes.

EXEMPTED SIGN

A permitted sign that does not require a sign permit.

FACADE AREA

The total area of the façade including walls, windows, doors, and fixtures below the elevation of the second story windows, or 9 feet above existing grade, whichever is lower, that faces a public street, pedestrian walkway or mall.

FLAG

A display of cloth or fabric with symbols, icons, and/or designs attached to a pole.

FREESTANDING SIGN

A sign supported by a sign structure placed in the ground and which is entirely independent of any other structure for support.

HEIGHT OF SIGN

The vertical distance measured from the grade at the curb line to the highest point of the sign.

ILLUMINATED SIGN

A sign that is either externally or internally lighted.

INSTITUTIONAL USE

A formally organized, nonprofit, philanthropic, charitable, civic, or religious organization.

LETTERING AREA

The area within the smallest quadrilateral that be drawn to contain the letters, numbers, and characters of the sign message, exclusive of decorative borders and other design elements.

MULTIPLE OCCUPANT TENANT (MOT) SIGN

A sign listing the names and/or uses or locations of more than one business, activity, or professional office conducted within a building, group of buildings, or shopping center.

PROJECTING SIGN

A uniquely designed sign, such as a double-sided sign or icon sign, which hangs and/or protrudes perpendicular to the face of the building via architecturally designed ornamental mountings, such as but not limited to scrolled ornamental iron, steel brass braces, etc. Also known as a "hanging sign."

SIGN

Any item, device or structure containing a logo, graphics or lettering of any style intended to convey information and/or location so as to be visible from any thoroughfare.

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. LED or Plasma image signs that show video images or changeable images are included in this definition.

SIGN AREA

The entire face of a sign, including the advertising surface and any framing, trim or molding, but not including the supporting structure or the area within the smallest quadrilateral that be drawn to contain the letters, numbers, and characters of the sign message, inclusive of decorative borders and other design elements.

SIGN, AWNING, CANOPY OR MARQUEE

A sign that is mounted or painted on, or attached to, a fabric awning, canopy, or marquee that is otherwise permitted by ordinance.

SIGN, BILLBOARD

A sign 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, BUSINESS

A sign which directs attention to a business or profession conducted, or to a commodity or service sold, offered or manufactured, or to an entertainment offered on the premises where the sign is located.

SIGN, CHANGEABLE COPY

A variable message sign composed of individual letters panel-mounted in or on a track system which are changed manually. No message or animated/video boards are permitted.

SIGN, CONSTRUCTION

A temporary sign erected on the premises on which construction is taking place, during the period of such construction, indicating the names of the architects, engineers, landscape architects, contractors or similar artisans, and the owners, financial supporters, sponsors, and similar individuals or firms having a role or interest with respect to the structure or project.

SIGN, DIRECTIONAL

Signs limited to directional messages, principally for pedestrian or vehicular traffic, such as "one-way," "entrance," and "exit."

SIGN, FACE

The area or display surface used for the message.

SIGN, FLASHING

Any directly or indirectly illuminated sign which exhibits changing natural or artificial light or color effects by any means whatsoever.

SIGN, FREESTANDING

Any non-movable sign not affixed to a building.

SIGN, GOVERNMENTAL

A sign erected and maintained pursuant to and in discharge of any governmental functions, or required by law, ordinance or other governmental regulation.

SIGN, GROUND

Any sign, other than a pole sign, placed upon or supported by the ground independent of any other structure.

SIGN HEIGHT

The vertical distance between the grade at the curb line and the highest element of the sign or structural support of the sign.

SIGN, HOME OCCUPATION

A sign containing only the name and occupation of a permitted home occupation.

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.

SIGN, ILLUMINATED

A sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed towards the sign.

SIGN, MONUMENT

A freestanding sign in which a sign is situated on a stone or brick base foundation in such a manner that there is no gap between the two elements. The base is normally wider than the sign message board, is no more than 3 feet high, and is provided with landscaping.

SIGN, NONCONFORMING

See section on nonconforming signs

SIGN, MURAL

Hand painted or printed images on building facades that display a company, business name, occupant, product or activity.

SIGN PLAN

A professionally drawn scale plan showing the full facade of the building, its architectural features, if any, and the location of the sign on the face of the building, color, texture, lettering style, mounting techniques, etc.

SIGN, POLE

A sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is six feet or more above grade.

SIGN, PORTABLE

A sign that is not permanent, affixed to a building, structure or the ground.

SIGN, PRIVATE SALE OR EVENT

A temporary sign advertising private sales of personal property such as "house sales," "garage sales," "rummage sales" and the like or private not-for-profit events such as picnics, carnivals, bazaars, game nights, art fairs, craft shows and Christmas tree sales.

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, TEMPORARY

A sign or advertising display constructed of paper, cloth, canvas, plastic, fabric, plywood or other light material and designed or intended to be displayed for a short period of time.

SIGN, WALL (FACADE)

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 four inches from such building or 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 of the structure through a window.

TEMPORARY ADVERTISING SIGN

An advertising sign or commercial special event banner temporarily erected for a limited time for promotional purposes for an on-premises business establishment.

TEMPORARY BUSINESS IDENTIFICATION SIGN

A temporary sign provided for new businesses pending approval of a formal sign application.

C. SIGN PERMITS.

Sign permit required. It shall be unlawful to erect, alter, maintain, use, re-letter, move or otherwise have a sign in the Township of Haddon without first making application for, and obtaining a sign permit. However, a permit shall not be required of any sign expressly exempted from that requirement by this chapter. A sign must also meet any and all requirements imposed by the state building code and other applicable statutes, regulations and ordinances.

Permitted Signs

(1) The following signs shall be permitted in all districts and exempted from a required sign permit:

(a) Official flags and signs. Banner Poles, signage, lights, and decorations provided by the Township;

(b) Holiday and seasonal decorations, displays and lights containing no advertising material for a period not to exceed 45 days. Holiday and seasonal decorations, displays and lights cannot be placed in the Right of Way by businesses, property owners or merchants;

- (c) Residential occupant name and address signs identifying a house, apartment, or mailbox not exceeding one square foot.
- (d) Traffic circulation and directional signs on private property not exceeding two square feet;
- (e) Temporary business identification signs which meet the conditions of sign design standards;
- (f) Door signs which meet the conditions of sign design standards;
- (g) Temporary advertising signs and permanent interior advertising signs which meet the conditions of sign design standards;
- (h) Community event announcements, which meet the conditions of sign design standards;
- (i) Real estate signs which meet the conditions of sign design standards;
- (j) Construction signs, which meet the conditions of sign design standards;
- (k) Political signs which meet the conditions of sign design standards; and
- (l) Temporary signs for garage and yard sales conforming to the Township of Haddon Garage Sales Code.

Prohibited Signs

The following types of signs shall be prohibited:

- (1) Signs, lights and similar devices which imitate official traffic, warning or governmental signs or may be generally confused or construed as such.
- (2) Signs located in any manner or place which constitute a hazard to pedestrian and vehicular traffic, block visibility, or obscure any traffic sign, signal, or device.
- (3) Flashing signs or lights reflecting or emitting a glaring light which could impair driver vision, reflected signs, and light-projected signs.
- (4) Signs placed, reflected, or cast on any curb, sidewalk, utility pole or structure, chimney, post, tree, rock, natural feature, fence, gate, abutment, retaining wall, embankment, hydrant, bridge, another sign, or other surface located on, over, or across any public right-of-way or property.
- (5) Signs that obstruct openings intended as a means of entrance or exit; signs that obstruct light or air from any room or building; or signs located so as to provide less than seven feet clearance over a pedestrian walkway or head of an entry door, whichever is greater;
- (6) Painted wall signs and mural signs, except as otherwise provided in sign design standards;
- (7) Signs placed above a structure's roofline or on an angled section of a roof.
- (8) Changeable copy signs and reader boards, except as otherwise permitted in sign design standards;
- (9) Portable or movable signs, except as otherwise permitted in sign design standards;
- (10) An automobile, trailer (attached or unattached), or any vehicle of any nature bearing signs or advertisements, parked or left stationary for more than 24 hours at any location, or any such automobile, trailer, or vehicle stored on an occupied lot that is not ordinarily and customarily used to transport persons or property of the advertised business on said lot or its employees.
- (11) Signs which advertise or promote a specific individual, product or brand name of off-premises business, service, or corporation, except for temporary advertising signs and permanent interior advertising signs.
- (12) Computerized LED or Plasma signs that display electronic wording, images, video or motion/animation of light.

- (13) Signage displayed inside a building that can be viewed through the walls or glass by pedestrians or motorist on the street or highway.
- (14) Signs affixed or painted on trees, rocks, fences, gates, curbs, public rights-of-way, walkways, utility
- (15) Where the sign, by itself or by its means of attachment, would materially damage the structure to which it is attached.
- (16) Located so as to allow less than seven feet clearance over any pedestrian walkway.
- (17) Signs erected, constructed or maintained as to obstruct any fire escape, door, or other legally required means of egress from the structure, or blocking any door, window, or other opening required by law.
- (18) Billboards and all other off-site outdoor advertising signs.
- (19) Signs hung or mounted within a business window or door, other than temporary signs.
- (20) Translucent Awnings or awning signs with under side lighting.

D. DESIGN STANDARDS.

1. General sign design standards.

(a) Sign content. Unless otherwise indicated in this chapter, a sign may include only the following information:

- (1) The principal name of the business, proprietor, owner, or resident;
- (2) A brief description of the principal goods, services, products, or uses offered in trade, which description shall not exceed three words;
- (3) A logo or trademark by which the on-premises business, proprietor, or owner is identified;
- (4) The premises' street number (Street names are not permitted on signs);
- (5) Any other notice or information required to be provided by law or regulation.

(b) Location of signs.

- (1) A sign must be on the tax lot, building, or storefront with which it is identified. No signs shall be allowed for or on accessory buildings or structures.
- (2) No sign shall be erected in a public right-of-way or between the street curb and a sidewalk. No sign shall be constructed in a street or drive way sight triangle.
- (3) No attached sign shall be higher at any point than the roof line of the building or project beyond the wall surface on which it is placed unless it is part of an approved awning or marquee. No sign shall project over a paved public sidewalk or hang over any street right-of-way.

(c) Computation of sign area. The sign area of any sign shall be computed by determining the area of the smallest quadrilateral into which the sign can be fit, inclusive of decorative borders and other design elements, as permitted by this chapter. In the case of double-sided signs, the sign area shall be measured by using the area of only one side of the sign. The sign structure shall not be included as a portion of the sign area, provided that no identifying or advertising message is displayed on the sign structure. Signs with more than two sides are prohibited.

(d) Lighting.

- (1) Illumination of a sign shall be arranged so that no substantial light or glare is directed or reflected onto adjacent streets or properties. The installation and assembly shall meet all applicable building and electrical codes. Illuminated signs shall be either individually lighted or shall be of the diffused lighting type. All lights shall be completely shielded from adjoining

properties and vehicular traffic. Illuminated signs shall comply with the National Electric Code. No sign shall be illuminated-between the hours of 12:00 midnight and 7:00 a.m. unless the use which it advertises is open to the public, in which event the sign may be illuminated until the business closes

(2) An application for an illuminated sign must include a lighting fixture catalogue cut or manufacturer's product description sheet with isolux or lumens specifications and mounting information. It shall indicate the lighting intensity (lumens) that would be generated by any lighting devices shining onto the sign and the rest of the property and neighboring properties and the lumens that would be projecting from any illuminated signs as part of the sign plan. (This information is part of the manufacturer's data sheet.) Externally illuminated signs consisting of three or fewer one-hundred-watt incandescent light bulbs, or compact fluorescent lights of comparable wattage, shall be exempt from submitting a lumens plan. In no instance shall the lighting intensity of any sign, whether resulting from internal illumination or external illumination, exceed 20 foot-candles when measured with a standard light meter perpendicular to the face of the sign from a distance measured one foot from the face of the sign. Underside lighting to illuminate translucent canopy's and awnings is prohibited.

(e) Banners and temporary signs.

Banners not to exceed 24 square feet may be erected on a primary structure in a nonresidential zone for "grand opening" and "going-out-of-business" special events. Such banners must meet the following conditions:

[a] An application for a banner permit must be submitted and approved. Only one banner shall be permitted per business per permit period.

[b] The wording on the banner may contain the words "grand opening," "now open," "going out of business" or comparable announcement, the name of the business, proprietor, or owner, and/or a short description of the business. The banner shall be displayed on the premises of the applicant's primary building for a period not to exceed 30 days.

[c] The banner shall not indicate any off-premises commercial endorsement or sponsorship. It shall not contain any lights, flags, pennants, streamers, or other fluttering or spinning attachments, lighting or sound-generation equipment.

[d] It shall be mounted no higher than 9 feet from grade or the bottom of the second floor windowsill, whichever is lower, and shall not cover any window or door.

[e] The banner shall be installed by the applicant, which shall also remove the banner immediately upon the expiration of banner permit.

2. General sign design guidelines.

(a) General guidelines. The sign's design should complement the design of its host building or site and the overall character of the business district. Signs should be designed and painted by professional sign makers or experienced artists. Each sign should be designed in accordance with the following standards.

(b) Appearance. Signs should be compatible with their surroundings. Signs for businesses in a common building, shopping, office, or industrial center should be compatible with each other too. Signs that relate to and complement their surroundings will capture the attention of a pedestrian or motorist better than a poorly designed one, which may give a negative impression of the business and the community as a whole. Signs attached to the same building should be the same shape, color and height, regardless of individual business ownership or tenancy in the building.

(c) Materials. High-quality materials will ensure that a sign will look attractive, reduce maintenance costs, and last longer. Sign materials and finished textures should complement the building materials. Permanent signs should be made of wood, high-density foam simulating wood, medium-density overlay and finished plywood, brass, copper, or bronze. Generally, signs made of inferior grade unfinished wood and plastic are inappropriate and discouraged. Cotton, vinyl, and mixed fabrics should be used for awning signs. Plastic and Lexan materials should be used for internally illuminated signs.

(d) Placement. Many buildings have spaces that are specifically designed for signs, such as the area below the second floor windowsill or on a building or sign fascia. Signs should be integrated with the building without obscuring important architectural details or storefront windows. Signs should be mounted so as to minimize damage to architectural materials. Sign supports should be finished with architectural details to complement the sign, such as ornamental iron or brass supports and routed wood posts and edges to provide detail and relief. Window and door signs should avoid cluttering and blocking views. This will help increase customer interest and business visibility, viability, and safety.

(e) Lettering. Lettering and character typefaces should match the scale of the building and size of the sign. Signs should be legible from a typical viewing position and travel speeds. Hard-to-read, faddish, and intricate typefaces should be avoided.

(f) Color. Colors influence a sign's legibility, character, and general appearance. The colors should be compatible with the style and color scheme of the building and its neighbors. Color schemes should be kept simple, limited to two or three colors, and based on a host building's painted exterior detailing, such as window trim and cornices.

(g) Lighting. The Township of Haddon encourages the use of decorative light fixtures, such as gooseneck, hooded, historic reproduction, and alcove fixtures, complimentary to the design of building, sign, or site. Direct external illumination should be used in all business districts. Internally illuminated signs and neon lights should be evenly lit with no isolated bright or dark spots. No substantial light or glare may be directed or reflected onto adjacent streets or properties.

3. Zoning district design standards.

C-1 District

A business in the C-1 Central Business zoning district may erect one nonexempt sign as follows:

(a) A single facade or a single window sign not to exceed: in total sign area, 0.75 square feet for each linear foot of building frontage or 24 square feet, whichever is less; in lettering area, 0.5 square feet for each linear foot of building frontage; in height, 9 feet or the bottom of the second floor windowsill, whichever is lower; and in lettering height, 12 inches. Such signs may be made of dimensional opaque elements not to extend more than three inches from the wall surface and may be externally illuminated. Internally illuminated sign cabinets are prohibited.

(b) In addition, if applicable, one of the following additional signage may be permitted:

- A surface mounted multiple occupant/tenant sign no larger than 10" x 12"
- A sandwich board or menu sign no larger than 10" x 12"

(c) A temporary banner sign

(d) Where a property fronts on more than one street, the total number of non-exempted signs permitted shall be two. No more than one non-exempt signs shall be erected on any building frontage. Where a property has an entrance from a rear parking area, one additional non-exempted sign to front that parking area is permitted.

(e) A fabric awning sign, however, no other sign will be permitted.

C-2, C-3, C-4 and LI Districts.

A business in the C-2, C-3, C-4 and LI zoning district may erect a total of two of the following non-exempt signs:

(a) A sign painted on a first floor window not to exceed: in area, 20% of the glass area; and in letter height, six (6) inches;

(b) A wall sign not to exceed: in total sign area, 40 square feet or 15% of the wall surface of the primary street frontage which ever is less; in height, 15 feet or the bottom of the second floor windowsill, whichever is lower; and in lettering height, 12 inches. Such signs may be made of

dimensional opaque elements not to extend more than three inches from the wall surface and may be externally illuminated. Internally illuminated cabinet signs are prohibited.

(c) In the C-4 Zone, a freestanding sign not to exceed: in total area, 20 square feet; in height, five feet; and in lettering height 12 inches; the maximum height shall be 7 feet from grade level. The sign shall be set back at least 20 feet from all street lines and 25 feet from all side property lines.

(d) In the C-2 and C-3 Zones, if the building setback from the curb line is less than 40 feet, a freestanding sign not to exceed: in total area, 20 square feet; in height, 7 feet and in lettering height, 12 inches. The sign shall be set back at least 20 feet from all street lines and 25 feet from all side property lines.

(e) In the C-2 and C-3 Zones, if the building setback from the curb line is greater than 40 feet, a freestanding sign not to exceed: in total area, 20 square feet; in height, 12 feet and in lettering height, 12 inches. The sign shall be set back at least 20 feet from all street lines and 25 feet from all side property lines. The minimum ground clearance shall be 7 feet.

(f) A multiple occupant/tenant sign

(g) Where a property fronts on more than one street, the total number of non-exempted signs permitted shall be two. No more than one nonexempt signs shall be erected on any building frontage. Where a property has an entrance from a rear parking area, one additional non-exempted sign to front that parking area is permitted.

4. Specific sign design standards.

(a) Temporary business identification signs. A temporary business identification sign shall meet the following conditions:

(1) The Zoning Officer may permit a new business to display one such sign per business, pending the necessary approvals for the business's permanent signage.

(2) Such sign shall conform to the general design guidelines and zoning district design standards

(3) The temporary business identification sign shall be placed in the same location as the permanent sign would.

(4) The temporary business identification sign must be removed upon installation of approved permanent signage or business expiration or 90 days, whichever is sooner.

(b) Door signs. A door sign, which may include the premises' days and hours of operation and contact numbers by which the business, proprietor or owner may be contacted, shall meet the following conditions:

(1) There shall be only one such sign permitted per entry door.

(2) The sign area shall not exceed 1.5 square feet, not including any portable "open" sign under 0.25 square feet in area.

(3) The sign shall be painted, applied, or hung from the inside of the door. Lettering on door glass shall be painted in gold leaf or a light color.

(4) No other signage, including exempt signs, shall be placed on the door.

(c) Temporary advertising window signs. Temporary advertising signs shall meet the following conditions:

(1) The combined sign area of all temporary advertising signage shall not exceed 10% percent of the total window area. Sign area shall include the signboard or mounting structure, regardless of whether it contains letters, characters, or other illustrations.

(2) Signs shall be mounted on a signboard or otherwise displayed indoors inside the business premises. Signs shall not be affixed to or supported on any window or door, and shall be separated from store window and door surfaces by at least 12 inches.

(3) Signs must show beginning and expiration dates in one-half-inch letters at the lower right hand corner of each sign. Signs shall be removed after 30 days.

(4) Individual sign letters and characters may not exceed nine inches in height.

(5) Signs shall not contain any lights, flags, pennants, streamers, or other fluttering or spinning attachments.

(d) Real estate signs. A real estate sign shall meet the following conditions:

(1) Only one such sign shall be permitted on the tax parcel advertised for sale or lease and set back at least 10 feet from all streets,

(2) It shall not exceed six square feet on each side and four feet in height.

(3) The realtor shall remove it at closing or completion of the matter being advertised.

(4) It may include the realtor's telephone and other contact numbers.

(5) Open house signs are permitted 48 hours prior to the sales event and must be removed immediately after the open house. No off-site directional signs are permitted.

(e) Construction signs. A construction sign shall meet the following conditions:

(1) Only one such sign shall be permitted on the tax parcel under construction and set back at least 10 feet from all streets,

(2) It shall not exceed six square feet for residential properties, 15 square feet for nonresidential properties, and five feet in height.

(3) Signs are permitted at the start of said work and must be removed at the completion of the work.

(4) It may include the contractor's telephone and other contact numbers.

(f) Multiple occupant/tenant (MOT) signs. A flush-mounted wall, projecting, or freestanding multiple occupant/tenant sign shall be used where a building or site contains two or more different commercial or office uses or tenants, and shall meet the following conditions:

(1) Only one such sign shall be permitted for each tax parcel, except for corner properties within all Commercial and Industrial zones where one such sign may be erected on both frontages.

(2) No more than one multiple occupant/tenant sign shall be erected on any building frontage.

(3) Except for projecting signs, as permitted such signs shall have a maximum height of six feet.

(4) The principal heading or logo should not exceed 25% of the sign area. A multiple occupant/tenant sign for two different uses shall not exceed four square feet and may contain an additional one square foot of area for each additional use in the building or site, up to a maximum of eight square feet.

(5) Maximum letter height shall not exceed four inches. The sign's lettering style and coloring shall be the same for all uses and tenants.

(g) Auto service stations.

(1) One lighted or unlighted freestanding sign is permitted. The area of the sign shall not exceed 40 square feet. The maximum height shall be 15 feet. The sign shall be set back at least 20 feet from all street lines and 25 feet from all side property lines. The sign may include an area used for the display of current prices, if said area is an integral, permanent part of the sign.

(2) Two canopy business identification signs are permitted, if they are permanently attached to the canopy, do not extend beyond the edges, and do not exceed 20 square feet each.

(3) One identification sign not exceeding 12 square feet in area may be attached flat against the building in lieu of canopy signs.

(4) One unlighted informational sign is permitted on each gas island indicating the type of service provided at that location. Each sign shall not exceed five square feet in area.

(h) Religious uses, educational institutions, public or quasi-public buildings or uses: one freestanding ground-mounted sign not exceeding six feet in height, 12 square feet, and set back at least 25 feet from all street rights-of-way and lot lines or one attached sign not exceeding 12 square feet in area.

(i) Residential area signs for multifamily housing: Each development may have one freestanding, ground-mounted sign along each abutting arterial or collector road. Such sign(s) shall not exceed six feet in height, shall be set back from the street rights-of-way and driveways at least 20 feet, shall be set back from any adjacent property line a minimum of 50 feet, shall not exceed an area of 24 square feet, and shall be used only to display the property's name and address.

(j) Home occupations: In R-1, R-2, and R-D Districts, one unlighted or interior white lighted nameplate sign identifying the home occupation, not exceeding two square feet in area and attached flat against a building or freestanding is permitted. If freestanding, the sign shall be no higher than five feet and set back from all lot lines 10 feet.

E. MAINTENANCE.

The property owner shall be responsible for maintaining all signs erected on a tax lot. This maintenance shall include repainting, repairing and cleaning, as necessary. No sign shall be permitted to exhibit:

(1) Excessive chipped or peeling paint or lettering;

(2) Damaged or broken lettering or signboard;

(3) Illegible material due to fading, obliteration, or other condition; or

(4) Dirty, torn, broken, or otherwise damaged awning, canopy, projecting sign, or other sign support structure.

a. If the Zoning Officer or Enforcement Officer determines that any sign is in a state of disrepair so as to no longer be reasonably capable of presenting its message, or be abandoned or a danger to the public health or public safety, he/she shall give written notice of the condition of the sign to the owner of the sign and to the owner of record of the tax lot.

b. The property owner shall thereafter have 10 days to repair or remove said sign.

c. If said sign is not satisfactorily repaired or removed within the ten-day period, the Zoning Officer or Enforcement Officer may thereafter take such actions as are permitted pursuant to the enforcement code of the Township of Haddon.

F. NONCONFORMING SIGNS.

1. It is the intent and purpose of this chapter that, as soon as legally possible, all existing signs not conforming to the provisions of this chapter be eliminated or brought into conformity with the provisions of this chapter.

2. Legal nonconforming signs. Any sign located within the Township which does not conform to the provisions of this chapter but which did conform to the applicable ordinance on signs at the time that it was erected and which a permit was obtained, or was previously approved by variance, shall be a legally nonconforming sign. It may continue in use until it has lost its legal nonconforming status under this chapter.

3. Status of legal nonconforming signs. A legal nonconforming sign shall immediately lose its legal nonconforming status on account of any of the following events:

(a) The sign structure or sign copy is altered in anyway.

(b) The sign is removed.

(c) The sign is damaged in such a way that the cost of restoration would exceed one-half of the replacement cost as of the date of the damage.

(d) The sign is abandoned.

Periodic maintenance as required by this chapter shall not be considered as alterations resulting in the loss of legal nonconforming status.

4. No lawfully existing permanent sign shall be enlarged, redesigned, or altered in any way, except to conform to this chapter and to provide ordinary sign maintenance. Alteration of the lettering or message on an approved changeable copy sign is exempted from this requirement. Any sign replacing an existing sign shall conform to the provisions of this chapter.

5. No nonconforming sign shall be replaced in the event of its removal or destruction. If a nonconforming sign is deemed damaged in such a way that the cost of restoration would exceed one-half of the replacement cost as of the date of the damage, it must not be reconstructed or repaired except in conformance with this chapter.

6. All nonconforming signs shall be removed in the event of a change in use, new certificate of occupancy, change of business license, or change of tenancy on the premises. All nonconforming signs shall be removed if a building permit is issued for any exterior construction improvements to the building, or an application for site plan is required on said property, sign-related or not.

7. No new signs may be approved for any property while a nonconforming sign remains in use on that property. Approval and erection of any new signs for a property shall be contingent upon simultaneous removal of all nonconforming signs for said property.

8. Abandonment. No person shall maintain or permit to be maintained on any premises owned or controlled by him a sign which has been abandoned. An abandoned sign, for the purpose of this section, is a sign located on, and/ or related to, the use of the property which becomes vacant and unoccupied; any sign which was erected for an occupant or business unrelated to the present occupant in business; or any sign which related to a time, event or purpose which is past. Any such sign shall be abated by the owner or person controlling the property within 30 days of the date of the abandonment as herein defined. Any sign identifying an abandoned use shall itself be considered to be abandoned.

G. ENFORCEMENT.

1. The Township of Haddon shall enforce this chapter.

2. Upon the discovery of a violation of this chapter, the Zoning Officer or Enforcement Officer shall give written notice to the owner of the sign and to the owner of record of the tax lot that the sign is in violation of this chapter and to bring the sign into conformity with this chapter or to remove it or to apply for a sign permit to allow the sign as existing within 20 days of the notice.

3. In the event that any sign continues to be in existence after notice, the Township of Haddon may file a Municipal Court complaint against the owner of the sign and the owner of record of the tax lot and take such other action as may be permitted by law.

SECTION 2: All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3: If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 4: This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

THE TOWNSHIP OF HADDON

BY: _____
RANDALL W. TEAGUE, MAYOR

BY: _____
PAUL C. DOUGHERTY, COMMISSIONER

BY: _____
JOHN FOLEY, COMMISSIONER

Adopted:
ATTEST:

DENISE P. ADAMS, TOWNSHIP CLERK

The foregoing Ordinance was introduced by the Mayor and Commissioners at the regular meeting held on March 23, 2010. This Ordinance will be considered for adoption on final reading and public hearing to be held on April 27, 2010 at 7:00 p.m. in the Meeting Room, Haddon Township Municipal Building, 135 Haddon Avenue, Westmont, New Jersey.

The purpose of this Ordinance is to establish various requirements for rental properties including but not limited to registration, licensing, inspection and fees. A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Friday (Legal Holidays excluded), at the Office of the Township Clerk, Haddon Township Municipal Building, 135 Haddon Avenue, Westmont, New Jersey.