

ORDINANCE NO. 20-2018

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW
JERSEY AMENDING AND SUPPLEMENTING CHAPTER 166 OF THE CODE OF
THE TOWNSHIP, ENTITLED LAND USE AND DEVELOPMENT LEGISLATION,
BY AMENDING THE REGULATIONS FOR SIGNAGE IN THE OFFICE
AND INDUSTRIAL ZONE DISTRICTS

WHEREAS, the Township's zoning regulations currently permit and regulate signage in the office and industrial zones in the Township; and

WHEREAS, the current signage regulations are currently the same for all developments; and

WHEREAS, the Planning Board has recommended that the sign regulations in these districts be amended to better address the signage needs of larger-scale developments, and to correct an existing discrepancy in the regulations;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Hanover in the County of Morris and State of New Jersey as follows:

Section 1. Subsection B. of Section 166-147., *OB-RL, OB-DS, I, I-2, I-B2, I-P, and I-4 Zone Districts*, in Article XX, *Signs*, is hereby amended to read as follows:

B. Principal identification signs. Principal identification signs are signs identifying the name of the business establishment or development on the property, and/or the nature, logo, trademark or other identifying symbol of said establishment or development, and/or the street address of the property, as permitted and regulated herein. Such signs shall be subject to the following requirements:

(1) Maximum quantity.

(a) Properties with less than 100,000 square feet of gross floor area: One sign shall be permitted for each lot.

(b) Properties with at least 100,000 square feet of gross floor area:

[1] Two wall signs for each wall facing a public street, on up to two walls (maximum four total wall signs), plus one wall sign indicating the street address of the property, shall be permitted.

[2] One freestanding sign for each driveway providing access to a public street, but not more than two freestanding signs, shall be permitted. Such signs are not required to be located at the driveway entrance.

(2) Permitted types. Principal identification signs may be attached to the wall or permanent canopy or marquee constructed as an integral part of the building. A principal identification sign may be freestanding only if all of the following conditions are complied with:

- (a) The lot width must be at least 100 feet, measured at the minimum required front yard depth.
 - (b) All buildings must be located at least 75 feet from the front lot line.
- (3) Content. The content of principal signs shall be limited to the following:
- (a) Properties used for a single business establishment. The content of principal signs located on properties used for a single business establishment shall be limited to information identifying the name of the business establishment or development on the property, and/or the nature, logo, trademark or other identifying symbol of said establishment or development, and/or the street address of the property.
 - (b) Properties used for multiple business establishments.
 - [1] Properties with less than 100,000 square feet of gross floor area: The content of principal signs located on properties used for more than one business establishment shall be limited to information identifying the name of the overall development on the property, and/or the nature, logo, trademark or other identifying symbol of said development, and/or the street address of the property. The name of individual businesses shall not be permitted on such signs.
 - [2] Properties with at least 100,000 square feet of gross floor area: The content of principal signs located on properties used for more than one business establishment shall be limited to information identifying the name of the overall development on the property, the name of up to two businesses, and/or the nature, logo, trademark or other identifying symbol of said development or business, and/or the street address of the property. The name of individual businesses shall not be permitted on such signs.
- (4) Maximum area.
- (a) The area of principal identification signs mounted on the building wall shall not exceed five percent of the area of the wall upon which they are mounted or 75 square feet, whichever is less. For purposes of administering this requirement, the area of the wall shall include all portions of the building elevation located between the ground and the roof soffit or top of the parapet, as applicable, including doors, windows and any projecting or recessed elements.
 - (b) The area of freestanding principal identification signs shall not exceed 75 square feet.
- (5) Maximum height.
- (a) The height of principal identification signs mounted on the building wall, canopy or marquee shall not exceed the height of the wall, canopy or marquee upon which the sign is mounted.

(b) The height of freestanding principal identification signs shall not exceed 8 feet.

(6) Maximum dimensions.

(a) For building-mounted principal identification signs, the vertical dimension shall not exceed three feet. The horizontal dimension shall not exceed 50 percent of the horizontal dimension of the building wall upon which the sign is mounted or 25 feet, whichever is less. For purposes of administering this requirement, the horizontal dimension of the wall shall include all portions of the building elevation, including projecting or recessed elements.

(b) For freestanding principal identification signs, the vertical dimension shall not exceed 8 feet. The horizontal dimension shall not exceed 12 feet.

(7) Minimum setback. Freestanding principal identification signs shall be located at least 15 feet from any front lot line.

(8) Maximum projection. Building-mounted principal identification signs shall be mounted parallel to the face of the wall, canopy or marquee to which they are attached, and shall not extend further than 12 inches from the face of such wall, canopy or marquee.

Section 2. In case, for any reason, any section or provision of this Ordinance shall be held to be unconstitutional or invalid, the same shall not affect any other section or provision of this Ordinance, except so far as the section or provision so declared unconstitutional or invalid shall be severed from the remainder or any portion thereof.

Section 3. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed.

Section 4. This ordinance shall take effect in accordance with the law.

TOWNSHIP COMMITTEE
TOWNSHIP OF HANOVER
COUNTY OF MORRIS
STATE OF NEW JERSEY

ATTEST:

Joseph A. Giorgio
Joseph A. Giorgio, Township Clerk, R.M.C.

Joseph A. Giorgio
Joseph A. Giorgio, Township Clerk

Ronald F. Francioli
Ronald F. Francioli, Mayor

DATE OF INTRODUCTION: July 12, 2018

DATE OF ADOPTION: September 13, 2018

I hereby certify the foregoing to be a true copy of a Resolution/Ordinance adopted by the Township Committee of the Township of Hanover at a Regular/Special Meeting held on the 13th day of September, 2018.