

AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT OLIVE TO AMEND §400-95 ENTITLED "SIGNS" OF THE TOWNSHIP CODE IN ORDER TO ESTABLISH STANDARDS FOR THE CR-3, COMMERCIAL RESIDENTIAL ZONE DISTRICT, THE PB-PROFESSIONAL BUSINESS ZONE DISTRICT, THE PROFESSIONAL/COMMERCIAL-2 ZONE DISTRICT AND THE ACTIVE RECREATION ZONE DISTRICT AND TO ELIMINATE SIGN REGULATIONS FOR THE PROFESSIONAL/BUSINESS ZONE DISTRICT AS PROVIDED IN SUBSECTION 'I' OF §400-101 TO ACHIVE CONSISTENCY WITH THE REVISED STANDARDS ESTABLISHED HEREIN

WHEREAS, the Township of Mount Olive regulates signage for land use activities permitted in the municipality in accordance with Chapter 400, which regulations are set forth primarily in §400-95 "Signs" and in certain cases, in other sections of the Land Use Ordinance; and

WHEREAS, the Mount Olive Planning Board has determined that it is appropriate to establish separate commercial sign standards for certain commercial districts in consideration of the proximity of residential zones and in view of the scale and intensity of uses permitted in said districts, and does recommend such changes to the Mount Olive Township Council; and

WHEREAS, the Mount Olive Township Council does concur with the recommendations with regard to modification of sign regulations for certain commercial zone districts as offered by the Planning Board.

NOW THEREFORE BE IT RESOLVED, by the Township Council of the Township of Mount Olive, County of Morris and State of New Jersey that Chapter 400, the Mount Olive Township Land Use Ordinance, be amended to revise the sign regulations as set forth in §400-95, subsection B(2),(a) and (b) pertaining to commercial uses and to eliminate subsection I(7), (a), (b) and (c) in §400-101 in order to achieve consistency with the revised sign standards established by this Ordinance.

Section 1.

§400-95,B(2)(a) shall be revised to read:

[1] A commercial establishment, including gasoline service stations and public garages, located within the C-1, C-2, C-LI and OR zone districts may have one freestanding sign with a sign area not to exceed 90 square feet. Any freestanding sign shall be located a minimum distance of 10 feet from the right-of-way line and shall not be located within a sight triangle. The maximum height of a freestanding sign shall not exceed 15 feet, inclusive of structural base or pylon structure.

[2] A commercial establishment located within the CR-3, PB, PC-2 and AR zone districts may have one freestanding sign with a sign area not to exceed 40 square feet. The maximum height of a freestanding sign shall not exceed 8 feet, inclusive of structure base or pylon structure. A minimum set back of 10 feet from the street right-of-way shall be required for all signs and shall not be located within a sight triangle.

§400-95, B(2)(b) shall be revised to read:

Each business located within the C-1, C-2, C-LI, OR, CR-3, PB, PC-2 and AR zone districts may have one or more wall signs, provided that the aggregate total of these signs does not exceed 5% of the area of that portion of the face of the building or buildings used in such business at the location in question, the face being the front side of the place of business facing the street and any facade facing the off-street parking lot for the place of business and the area to include the window and door area, provided that all signs shall advertise only the business carried on or the products made or sold on the premises, or both.

Section 2.

§400-101, I(7)(a), (b) and (c) shall be eliminated in its entirety.

Section 3.

Subsections (6) through (8): No change.

Section 4.

If any section or subsection of this ordinance shall be found or declared to be invalid, illegal or unconstitutional, that shall not affect the remainder thereof, which shall remain in full force and effect.

Section 5.

This ordinance shall take effect upon final adoption, publication, and publication of a notice for final adoption and the filing of same with the Morris County Planning Board.

TOWNSHIP OF MOUNT OLIVE

Alex Roman, Council President

ATTEST:

Lisa Lashway, Township Clerk