

Add Cranbury Township Ordinance # 07-15-14

AN ORDINANCE AMENDING SECTION 150-41(j) OF THE
CODE OF THE TOWNSHIP OF CRANBURY
TO ADD DESIGN STANDARDS FOR SIGNS
IN THE LI AND I-LIS ZONING DISTRICTS

WHEREAS, Chapter 150 of the Cranbury Township Code regulates land use; and

WHEREAS, Article V of Chapter 150 sets forth standards for subdivision and site plan applications; and

WHEREAS, Section 150-41 sets forth design standards for those subdivision and site plan applications; and

WHEREAS, the purpose of design standards is to ensure that the design of new development gives appropriate consideration to the scale and character of the existing neighborhood in which a development is to be located or to establish standards which are in keeping with the intent of the Master Plan for new neighborhoods not located adjacent to existing neighborhoods; and

WHEREAS, Paragraph 150-41(j) regulates sign standards in industrial zones; and

WHEREAS, that Paragraph actually regulates sign standards in certain industrial zones, specifically the RO/LI and I-LI zones, but not in others, specifically the LI and L-LIS zones; and

WHEREAS, the Code must be corrected to regulate sign standards in all industrial zones.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Cranbury, as follows:

SECTION ONE. Chapter 150, Section 41, Paragraph (j) of the Cranbury Township Code is amended to include the LI (Light Industrial) and I-LIS (Industrial-Light Impact Sewered) zones among the industrial zones that are subject to the sign standards of the Code (inserted material is underlined, deleted material is struck through):

Section 150-41(j). Sign standards in industrial zones. The following standards shall apply to all properties in the RO/LI, ~~and I-LI~~, LI and I-LIS Zone districts:

(1) Freestanding signs.

(a) Single-tenant buildings.

[1] One freestanding sign per road frontage shall be permitted.

[2] The area of such sign(s) shall not exceed 1.5 square feet for each lineal foot of the front of the building or 60 square feet, whichever is less.

[3] The height of such sign(s) shall not exceed six feet.

[4] The sign(s) shall be located at least 25 feet from the cartway.

[5] The area surrounding the base of the sign(s) shall be appropriately landscaped.

(b) Multitenant buildings.

[1] General identification sign.

[a] One freestanding general identification sign per road frontage shall be permitted.

[b] The area of such sign(s) shall not exceed 1.5 square feet for each lineal foot of the front of the building or 60 square feet, whichever is less.

[c] The height of such sign(s) shall not exceed six feet.

[d] The sign(s) shall be located at least 25 feet from the cartway.

[e] The area surrounding the base of the sign(s) shall be appropriately landscaped.

[2] Directory sign.

[a] One freestanding directory sign identifying the occupants of the building shall be permitted for each driveway entrance.

[b] The area of such sign(s) shall not exceed 16 square feet.

[c] Such sign(s) shall be located at least 50 feet from the cartway.

[d] The area surrounding the base of the sign(s) shall be appropriately landscaped.

(2) Billboards.

(a) Where permitted. Billboards are permitted along the New Jersey Turnpike to a maximum of 250 feet from the right-of-way line of the Turnpike.

(b) Maximum sign area showing to one direction shall be 672 square feet with copy extensions beyond the basic billboard sign, not to exceed 10% of the basic billboard area.

(c) The minimum setback from the New Jersey Turnpike right-of-way shall be 10 feet. The minimum setback from all other lot lines shall be 50 feet.

(d) Maximum billboard height shall be 40 feet above the grade of the New Jersey Turnpike measured at the closest point of the Turnpike to the sign location and not higher than 50 feet above grade at the location of the sign.

(e) No more than four billboard structures shall be permitted on both sides of the New Jersey Turnpike within any linear mile. Minimum distance between billboards shall be 1,000 feet along the same side of the Turnpike.

(f) Billboards shall be located no closer than 800 feet to a residential zone; provided, however, that this distance may be reduced to 500 feet if the applicant can demonstrate that the proposed sign will not be capable of being seen at any point within a residential zone nor will there be any glare visible from the sign within the residential zone.

(g) Billboards shall be designed and sited to be viewed only from the Turnpike.

(h) Applications for billboards shall be subject to the review and approval procedures set forth in § 150-85 of the Cranbury Township Code. The items to be reviewed as part of such application shall include traffic safety, lighting, landscaping, visual impact, drainage and other similar elements of site plan reviews. As part of its review, the approving agency shall consider the impact of the proposed billboard on surrounding properties and the Turnpike itself. Lighting shall be designed to restrict any glare and spillover to the immediate area of the sign. Landscaping shall be required to achieve a positive aesthetic impression of the general sign area. Visual impact, particularly on surrounding properties, shall be minimized and addressed through the use of landscaping, screening, berming, grading and fencing.

SECTION TWO. Repealer. All ordinances and resolutions, or parts thereof, inconsistent with this Ordinance, are hereby repealed.

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

SECTION FOUR. Effective Date. This Ordinance shall take effect immediately upon its passage and publication, as required by law.

The Ordinance published herewith was introduced and passed upon first reading at a meeting of the Township Committee of the Township of Cranbury, in the County of Middlesex, State of New Jersey, held on July 27, 2015. It will be further considered for final passage, after public hearing thereon, at a meeting of the Township Committee to be held on Monday, August 10, 2015 at 7:00 p.m. in the Town Hall Meeting Room, 23-A North Main Street, Cranbury, New Jersey. Copies are available at Town Hall prior to the meeting as well as on the Township's web site: www.cranburytownship.org.

Kathleen R. Cunningham, RMC
Municipal Clerk