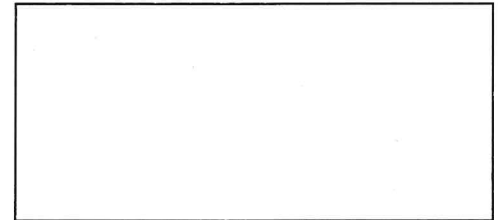




BOROUGH OF SOUTH RIVER
DEPARTMENT OF ZONING
48 Washington Street
(732) 257-1999 ext. 0
Fax (732) 613-6105



Date Received Stamp

SIGN ZONING PERMIT APPLICATION

Business Owner: _____ Phone # _____

Sign Location Address: _____

Block: _____ Lot: _____ Zone: _____ Corner Lot: Yes _____ No _____

Contractor: _____ Phone # _____

Contractor's Address: _____

Total square footage of sign: _____ Total area of facade: _____

Will the sign be internally or externally illuminated? Yes _____ No _____

Sign attached to building façade: Please attach a computer generated color rendering of the existing building without and with the sign installed including measurements of the sign and building facade.

Free Standing/Monument Sign: Please attach 2 copies of the property survey showing the location and size of the proposed sign drawn to scale and identify the setbacks to the property lines.

A NONREFUNDABLE FEE OF \$50.00 PER SIGN REQUIRED UPON THE SUBMITTAL OF THIS APPLICATION

It is the responsibility of the owner/agent and sign contractor to ensure that the placement of the sign is in compliance with the zoning code of the Borough of South River. If it is incorrectly located it is the responsibility of the owner to relocate the sign so it is in conformity with the code.

It is a recommendation of this department to supply the installer with a copy of the zoning permit, the code and the approved survey prior to installation.

Zoning inspections are required for all sign installations. 732-257-1999 ext. 0

NOTE: An approved copy of the survey shall be kept on site for review at the time of inspection.

I am the applicant and acknowledge to have read the above and agree to same.

Signature

Please Check: _____ Owner _____ Agent

BOROUGH OF SOUTH RIVER
MIDDLESEX COUNTY
NEW JERSEY
08882-1247



Glenn P.W. Lauritsen
Construction/Zoning Official
Code Enforcement Officer

732-257-1999 Ext. 121
Fax 732-613-6105
www.southrivernj.org

A Guide to Obtaining a Sign Permit

Obtain and complete a zoning application and building permit application (when required) from the Zoning/Construction Office.

Submit two (2) sets of drawings of the planned signage.

Drawings should include:

- a. Proposed location of sign on a site plan if applicable.
- b. A computer/blueprint drawing which shows actual sign dimensions, including sign height, width, and font colors. If the sign is being fastened to the building or a freestanding sign is constructed on location a detail of such fastening and construction is required by a NJ Licensed Architect.
- c. If there is an existing sign, please provide a picture.
- d. Accurate computer rendering, in color, of what the sign will look like on the building facade, complete with the sign's and building's front total square footage. Your sign company should be able to help you with this. (All signs are required to be professionally done) Remember, both before (building without sign) and after (building with sign) pictures or drawings are required to be submitted. Include building dimensions on drawing.
- e. Signs must be accessory to the main use, advertising only the business conducted on the premises where the sign is located. Such sign shall state only the name of the occupant of the premises and, in concise form, the nature of the business or professional activity or activities there conducted.
- f. Each individual zoning district limits the size of a sign and the sign shall conform to its district requirements.
- g. All signs require Zoning Department approval.

Uniform Construction Code 5:23-2.14(a) 6.

A construction permit is not required if all of the following conditions are met:

1. The sign is supported by uprights or braces in or upon the ground surface.
2. The sign is not served by an electric circuit directly connected to the sign.
3. The sign is not greater than 25 square feet in surface area (one side).
4. The sign is not more than six feet above the ground. (Mounted height)

SIGN

Any structure, or part thereof, or any device attached to a structure which shall display or include any letter, work, model, banner, pennant, flag, insignia, device, or representation used as, or which is in the nature of, an announcement, direction or advertisement. A sign includes every billboard, ground sign, wall sign, roof sign, sign painted on the exterior surface of a building structure, illuminated sign, projecting sign, temporary sign, awning and canopy sign, and any announcement, declaration, demonstration, display, illustration or insignia used to advertise or promote the interests of any person, firm, or corporation when the same is placed out of doors in view of the general public. A sign does not include the flag, pennant, or insignia of any nation, group of nations, or of any state, city, or political unit.

SIGN AREA

The maximum projected area of the shape which encloses the sign, device or representation. In the case of lettering attached to building facades, the sign area shall be the product of the maximum vertical dimension multiplied by the maximum horizontal dimension of all lettering and symbols which form the sign, including the empty space between the letters and symbols.

SIGN, DIRECTION

Signs limited to directional messages such as "one way," "entrance," and "exit" and upon which no logo, advertisement or other identification is placed.

SIGN, DIRECTORY

A sign, other than an identification sign, listing the names, uses, tenants, occupants, or locations of the various businesses or activities conducted within a building or group of buildings, that is centrally located and intended to provide on-site directions.

SIGN, FREESTANDING

A sign supported by one or more upright poles, columns, or braces placed in or on the ground and not attached to any building or structure.

SIGN, PROJECTING OR OVERHANGING

A sign attached to and perpendicular to an exterior wall of a building which overhangs the street right-of-way.

350-26 E.

District regulations. The following regulations shall apply in the specific districts to all signs other than those specifically exempted.

(1) Residential districts.

(a)

Signs on churches, schools and other institutions of a public or quasi-public nature may be erected, provided that the size of any freestanding sign shall not exceed 20 square feet, and not more than one such sign shall be placed on each road upon which such use fronts. Signs attached to the facade of the structure shall be permitted, provided that the area of the sign shall not exceed 5% of the building facade.

(b)

All signs in residential districts shall have a setback of at least 15 feet from all lot lines. No sign shall be greater than 10 feet in height. No sign on a residential lot shall be greater than six square feet in area, and the total area of all signs on the lot shall not exceed 12 square feet.

(c)

Identifying signs for garden apartments shall not exceed 32 square feet. The sign shall be a permanent structure and shall not be located less than 20 feet from the lot lines.

(d)

Permanent signs in residential districts may be lighted if such illumination is from an external source.

(2) Signs in the Office Professional, commercial, MSR and W-R Districts.

(a)

Any sign permitted in the residential districts shall be permitted.

(b)

Signs must be accessory to the main use, advertising only businesses conducted on the premises where the sign is located. Such sign shall state only the name of the occupant of the premises and, in concise form, the nature of the business or professional activity or activities there conducted.

(c)

One sign may be attached to the main building advertising the business or businesses conducted on the premises. Such sign shall not project more than 12 inches from the building facade to which it is attached; however, where a sign extends more than three inches from the face of said wall, the bottom of said sign shall not be closer than 10 feet from the ground level of said sign. Signs attached to a wall of a building shall not exceed 10% of the area of wall or 50 square feet, whichever is less.

(d)

Not more than one freestanding sign per business premises shall be permitted on any one street frontage. Such sign may be internally or externally illuminated and shall not exceed 32 square feet in area. No freestanding sign shall be located closer than 15 feet to a lot line.

(e)

All of the foregoing shall not be construed to prohibit painted signs lettered on windows and doors.

(3)

Industrial districts.

(a)

Any sign permitted in residential and Office Professional Districts shall be permitted.

(b)

Signs must be accessory to the main use, advertising only businesses conducted on the premises where the sign is located.

(c)

One sign may be attached to the main building advertising the business or businesses conducted on the premises. Such sign shall not project more than 12 inches from the building facade to which it is attached. However, where a sign extends more than three inches from the face of said wall, the bottom of said sign shall not be closer than 10 feet from the ground level. Signs attached to a wall of a building shall not exceed 20% of the area of the wall or 100 square feet, whichever is less.

(d)

Not more than one freestanding sign per business premises shall be permitted on any one street frontage. Such sign may be internally or externally illuminated and shall not exceed 100 square feet in area. No freestanding sign shall be located closer than 10 feet to a lot line.

(e)

Billboards and outdoor advertising signs may be permitted only in the L-I District as a conditional use with the following conditions:

[1]

No billboard shall be permitted within 1,500 feet as measured from the base of the billboard to any residential zone boundary in the Borough of South River.

[2]

The minimum distance between billboards along the same side of the roadway shall be 1,000 feet, measured from the base of the billboard along the right-of-way line.

[3]

The minimum front yard setback measured at the base of the billboard shall be 15 feet.

[4]

The minimum side and rear yard setback measured at the base of the billboard shall be 10 feet.

[5]

No part of the billboard, including copy extensions, may overhang any property line or public right-of-way. The bottom of any billboard must not be less than 20 feet above any parking area, driveway or sidewalk on private property.

[6]

The maximum billboard height, including copy extensions, shall not exceed 65 feet as measured from the grade at the base of the billboard.

[7]

The maximum billboard sign area facing any one direction shall be 672 square feet. Copy extensions beyond the basic sign are permitted, provided that they do not exceed 10% of the basic billboard sign area. Back-to-back signs are permitted.

[8]

Lighting of any billboard shall be designated to avoid glare and spillover and to confine the illumination primarily to the sign face.

[9]

The sign copy and sign face may not imitate or resemble any official traffic sign, signal or device or include or utilize flashing, intermittent or moving lights or moving parts.

(f)

Shopping centers in the B-1, B-2, MSR and W-R Zones shall be governed by these additional regulations:

[1]

A shopping center may have one freestanding, lighted sign identifying the shopping center, along each road which the tract in question abuts.

[2]

Each individual use may also have a facade sign but may not have a freestanding sign. However, where uses share a common walkway, each use served by the walkway may have one additional principal sign identifying the use, suspended in perpendicular fashion from the roof over the walkway.

[3]

There shall be a consistent design theme among signs in a shopping center.