

**TOWNSHIP OF LONG HILL  
ORDINANCE 501-22**

**AN ORDINANCE TO AMEND SECTION 155 "PERMANENT SIGNS" OF THE CODE OF THE TOWNSHIP OF LONG HILL, COUNTY OF MORRIS, STATE OF NEW JERSEY TO REVISE GROUND SIGN MEASUREMENTS TO BE FROM THE CURB LINE INSTEAD OF THE PROPERTY LINE**

**WHEREAS**, the Township Committee is desirous of amending the Land Use Ordinance to revise setback measurements for ground signs in non-residential districts to permit the setback measurement to be from the curb line and not the property line; and

**WHEREAS**, the Township Committee finds that the change is in the best interest of the public and will promote the health, safety and general welfare of the community;

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

**SECTION 1.** Section 155 "Permanent Signs" of the Land Use Ordinance shall be revised and supplemented as follows:

**Section LU-155.8 .b shall read as follows:** "As an alternative to the signs permitted in Subsection a above, each permitted use, or group of permitted uses, may erect one ground sign not exceeding 16 square feet in area and eight feet in height, provided that the permitted use or group of permitted uses represented by the ground sign have a lot frontage of at least 100 feet in length provided that it shall not be placed within any required sight triangle and shall be a minimum of 10 feet from any curb line , and provided that the permitted total area of permitted wall, awning, and door and window signs is reduced to 50% of the maximum permitted sign size permitted in Subsection a above."

**Section LU-155.8.h shall read as follows:** "For all permitted uses providing the minimum required front yard setback, one ground sign not exceeding 16 square feet in area and eight feet in height shall be permitted per lot, provided that it shall not be placed within any required sight triangle and shall be a minimum of 10 feet from any curb line, and provided that the permitted total area of allowed wall, awning, and door and window signs shall be reduced to 50% of the maximum permitted sign size allowed otherwise. Such ground sign is eligible for Site Plan Waiver provided it meets all requirements stated above."

**Section LU-155.9.c shall read as follows:** One ground sign not exceeding 100 square feet in area nor 15 feet in height, except that no individual tenant sign used for ground shall exceed 20 square feet in area. The approving authority may, at its sole discretion, impose additional controls on the size, dimensions and number of individual tenant signs used for all ground signs in the B-3 zone. For shopping centers located on corner lots, a second ground sign shall be permitted for use on the secondary road. The sign shall identify the shopping center name only, shall not exceed 15 square feet in area and shall be no more than three feet in height. Setbacks for ground signs shall be measured from the curb line."

**Section LU-155.10.b shall read as follows:** "Each permitted primary use may have one ground sign which does not exceed a total of 10 square feet in area nor exceed a height of eight feet. Setbacks for ground signs shall be measured from the curb line."

**SECTION 2.** The Municipal Clerk is hereby directed to give notice at least ten (10) days prior to hearing on the adoption of this Ordinance to the County Planning Board. Upon the adoption of this Ordinance after public hearing thereon, the Municipal Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Morris County Planning Board as required by N.J.S.A. 40:55D-16.

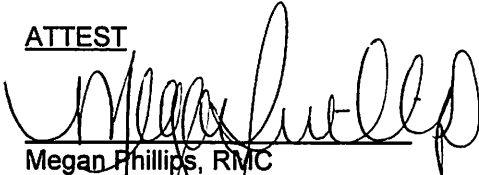
**SECTION 3.** All ordinances of the Township of Long Hill, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

**SECTION 4.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

**SECTION 5.** This Ordinance may be renumbered for codification purposes.

**SECTION 6.** This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

ATTEST

  
Megan Phillips, RMC

  
Matthew Dorst, Mayor

*First Reading and Introduction: September 14, 2022*

*1<sup>st</sup> Publication: Morris Daily Record September 18, 2022*

*Referral to the Planning Board: September 15, 2022*

*Notice to County Planning Board Prior to Adoption: September 15, 2022*

*Notice to Clerks of Adjoining Municipalities (if required): September 15, 2022*

*Second Reading and Adoption: September 28, 2022*

*2<sup>nd</sup> Publication: Echoes Sentinel October 6, 2022*