

BOROUGH OF HO-HO-KUS
COUNTY OF BERGEN, NJ

ORDINANCE 2022-69

AN ORDINANCE TO AMEND ARTICLE VII, CHAPTER 85-37, ZONING OF THE BOROUGH OF HO-HO-KUS. THE FOLLOWING SECTIONS ARE AMENDED.

WHEREAS, the Borough's policy is to maintain the established character and scale of the Borough and to regulations that are in character and scale with the established neighborhoods; and

WHEREAS, the borough seeks to establish sign regulations to promote the orderly arrangement of regulations and to promote a safe and efficient use of signs in the Borough to promote the goals and objectives of the Borough Master Plan.

BE IT ORDAINED by the Mayor and Council of the Borough of Ho-Ho-Kus, in the County of Bergen and State of New Jersey, that Article VII Special Regulations section entitled §85-37 entitled "Signs" are hereby amended and supplementing the existing code in the following particulars only: (deleted sections are noted by ~~striketroughs~~, new sections are underlined)

Section 1. Amend section §85-37.004 Prohibited Sign and Sign Features item M., by amending the following particulars only:

M. ~~No metal signs shall be permitted.~~ Signs shall be constructed of wood or carved wood material, not of metal except as specifically permitted herein. Freestanding sign support posts may be constructed of metal or masonry composite designed and detailed to be complimentary to the theme of the sign design and building style.

Section 2. Amend section 85-37.005 General Sign Regulations, by amending the following particulars only:

H. (Add New Section) A coordinated graphics sign design theme throughout a building or property is encouraged. The design theme should include a consistent style and size of lettering, construction materials, colors, location, type of pole or standard, size and lighting as permitted herein. The color of letters and backgrounds should be coordinated in relation to the color of the material or buildings or where the signs are proposed to be located.

Section 3. Amend section §85-37.014 Signs Permitted for Business Related Uses (Multi-Tenanted Buildings or Industrial Parks), by amending the following particulars only:

§85-37.014 (Amend to 37.015) Signs Permitted for Business Related Uses (Multi-Tenanted Buildings or Industrial Parks)

- C. (Amend to letter A.) Each such tenant or user shall submit a tenant signing plan to the Planning Board for approval.
- D. (Amend to letter B.) The signing plan shall be based on an integrated design theme to include all of the elements in §85-37.02. All of the above elements shall be designed to be in harmony and consistent with each other, the architecture and materials of the principal structures and the landscaping plan. The reviewing board, in its sole discretion, shall determine if a proposed signing plan meets the goals and objectives of this subsection.
- E. (Amend to letter C.) The total area of all signs inside or outside each main building on any one property shall not exceed two square feet per foot of building frontage

or 60 square feet, whichever is the smaller, and the lesser dimension of any sign shall not exceed two feet.

F. (Amend to letter D.) No such tenant sign mounted to the building shall be higher than 20 feet as measured from the average facade elevation. If such tenant sign is freestanding it shall be no higher than 6 feet.

E. (Add New Section) A building wall mounted **and/or** a freestanding tenant directory ground sign is permitted for a multi-tenanted or multi-use building as permitted herein. A freestanding tenant directory sign is permitted only where a principal building is setback a minimum of 40 feet from a street R.O.W. providing access to said property, otherwise a directory sign shall **only** be attached to the principal building. Such tenant directory sign background shall be constructed of wood except, the individual tenant plaques may be composed of a non-wood, plastic or metal material. A tenant directory sign in the IP Industrial Park zones may be constructed of metal, wood or wood simulated composite material. The tenant sign shall be permitted to identify the name of the building in addition to the businesses on the premises. The directory sign shall have a maximum sign area of 25 square feet and a maximum height of 6 feet from grade at the base of the sign and a width of no greater than 8 feet. Freestanding tenant directory signs shall have a minimum setback of five feet from a street line or right-of-way line and 5 feet from a property line.

Section 4. Amend section §85-37.015 Signs Permitted for Service Station Uses, by amending the following particulars only:

§85-37.015 (Amend to 37.016) Signs Permitted for Service Station Uses

Section 5. Amend section §85-37.009 Nonconforming Signs item B., by amending the following particulars only:

B. A sign existing on the effective date of the adoption of this section which does not conform to any provision thereof, shall be deemed a nonconforming use and may be continued, maintained and repaired upon its present premises, provided that such sign was lawful under any prior ordinance. ~~Any legal nonconforming sign on any premises involving a change in tenancy of said premises or involving a change in the physical appearance of the sign shall revoke the nonconforming rights as soon as the physical appearance of the sign is changed in any manner whatsoever. Nothing herein shall be construed to prohibit the normal maintenance of a legal nonconforming sign, such as bulb replacement, painting or replacement of existing lettering.~~

Section 6. If any section, subsection, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

Section 7. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 8. The Borough Clerk is hereby directed to give notice at least ten (10) days prior to the hearing on the adoption of this ordinance to the Bergen County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this ordinance, after public hearing thereon, the Borough clerk is further directed to publish notice of the passage thereof and to file copy of this ordinance as finally adopted with the Bergen County Planning Board as required by N.J.S.A. 40:55D-16 and with the Borough Tax Assessor.

Section 9. This ordinance shall take effect twenty (20) days after final passage and publication as prescribed by law.

NOTICE OF PENDING ORDINANCE

This Ordinance published herewith was introduced and pass upon first reading at a meeting of the Municipal Council of the Borough of Ho-Ho-Kus, in the County of Bergen, New Jersey, held on May 24, 2022. It will be further considered for final passage after the public hearing thereon, at a meeting of said Municipal Council to be held at the Public Meeting on June 28, 2022, at 7:00 p.m. at which time and place all interested member of the public who desire will be given an opportunity to be heard in connection with said Ordinance, and during the week prior to and up to and including the date of such meeting, copies of said has been posted on the bulletin board upon which public notices are customarily posted in the Borough Hall and copies are available on the borough website www.ho-ho-kushoro.com for members of the general public who may request them.

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF AN ORDINANCE ADOPTED BY THE MUNICIPAL COUNCIL OF THE BOROUGH OF HO-HO-KUS AT THE PUBLIC MEETING ON June 28, 2022.

ATTEST:  Joan Herve, RMC, Borough Clerk

APPROVED:  Thomas W. Randall, Mayor

