

ORDINANCE NO. 2275

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE
BOROUGH OF ROSELLE PARK, ARTICLE XXX, LAND USE REGULATIONS, §40-
3002, "SIGNS", TO PROVIDE FOR THE REGULATION OF "FOR SALE" AND "OPEN
HOUSE" DISPLAY SIGNS IN RESIDENTIAL DISTRICTS AND TO ESTABLISH
PENALTIES FOR VIOLATIONS**

BE IT ORDAINED by the Mayor and Council of the Borough of Roselle Park, County of Union, and State of New Jersey that Borough Code 40-3002, Section I6 is hereby amended to add the following:

WHEREAS, the Borough of Roselle Park desires the regulation of "for sale" and "open house" display signs in residential districts within the Borough of Roselle Park, and

WHEREAS, the Borough of Roselle Park that adoption of the ordinance is in the best interest of the Borough and its residents,

NOW, THEREFORE, be it ordained by the Council of the Borough of Roselle Park, County of Union and State of New Jersey as follows:

SECTION I.

Real Estate Signs.

Real estate signs which are customary and necessary in the offering of real estate for sale or to rent by the owner or by his real estate agent or broker are permitted in all zones provided the following requirements are complied with:

1. Type of sign: One non-illuminated free standing real estate for sale/for rent sign is permitted for each property (residential only).
2. Size of Sign: Not to exceed two (2) feet by four (4) feet in size.
3. Location of sign: On the property which is for sale or for rent, and set back, at its closest point, not less than ten (10) feet from the outer edge of the curb or the pavement of the cart way.
4. Local address. Signs shall only advertise a residence within the Borough of Roselle Park.
5. Removal: Sign on private property must be removed not later than 30 days after the property is leased or "under contract", as defined by the Garden State Multiple Listing Service. Signs on public property may only be displayed between the hours of 9:00 a.m. and 7:00 p.m. on Saturday and Sunday.
6. Prohibited sign: Signs indicating that the property has been recently sold or leased by the owner, broker or real estate agent are prohibited.
7. Open House signs shall not be affixed to any tree, utility pole or other sign.

8. Open House: In the event the owner, broker or real estate agent conducts an open house at the premises, an additional sign stating "open house" day and hours may be added on the property on the condition that it may not exceed three square feet and it is posted for a period not to exceed four days prior to the open house. If the open house sign is a rider to the original sign, not exceeding 2 square feet, it may be up for six days including the day of the open house.

9. Directional Signs: During the hours an open house is in progress, four directional signs, not to exceed five square feet each are permitted. Two may be placed on a main thoroughfare, such as a county or local road within ¼ mile of the property limited to one per company and two may be placed in the neighborhood of the premises, to assist persons in locating the home in which the open house is being held. No balloons, streamers or other appendages are permitted to be attached to any directional sign. No sign advertising an open house shall be located within one foot of the curb, nor shall any sign be located on Westfield Avenue but may be permitted within 100 feet of said intersection.

SECTION II. Any person, firm or corporation who violates any provision of this section, for which another penalty is not prescribed, shall be fined twenty-five \$25.00 per day or the sign may be removed by the Borough, in which case the owner of the sign and the owner of the property shall be jointly and severally liable to the Borough for the costs of removal.

SECTION III. All ordinances and part of ordinances inconsistent with the terms hereof are hereby appealed to the extent of such inconsistency.

SECTION IV. This Ordinance shall take effect at the time and in the manner prescribed by law.

Introduced: July 16, 2009

Adopted:

Mayor

Attest: _____
Borough Clerk