

INTRODUCED: September 11, 2008
ADOPTED: September 25, 2008
EFFECTIVE: September 30, 2008

ORDINANCE #2008-42

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 410, "ZONING," OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF FORT LEE CONCERNING ARTICLE XII SIGNAGE AND FACADES.

WHEREAS, the Mayor and Council of the Borough of Fort Lee adopted Ordinance No. 2008-34 on August 21, 2008 for the purpose of amending the Borough of Fort Lee signage regulations related to sign approval, permitting, fees, computation of sign area, permitted sign type, color/letter size requirements, and the role of the Sign/Façade Review Committee.

WHEREAS, the ordinance further established requirements for building façades, building scale, orientation and compatibility, as well as provided additional regulations for landscaping, streetscapes and sidewalks applicable to all nonresidential properties within the Borough; and

WHEREAS, the Borough of Fort Lee requires additional amendments to the Borough Signage and Façade regulations to permit temporary real estate signage advertising an "open house", to provide clarity on the permitted sign area for non-residential wall signage on multiple tenant buildings, and to assure compliance with the American with Disabilities Act; and

WHEREAS, the existing Signage and Façade regulations are contained in Chapter 410, "Zoning," of the Revised General Ordinances of the Borough of Fort Lee; and

WHEREAS, amendments to Chapter 410, "Zoning" are necessary to implement certain changes to the existing regulations of the Borough Signage and Façade regulations,

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of Fort Lee as follows:

Section I. Chapter 410, "Zoning," of the General Ordinances of the Borough of Fort Lee be and is hereby amended by way of the following sections of Chapter 410 with the text below.

§ 410-51.D.(1)

(a) Signs relative to the sale, lease or rental of property. A maximum of one sign, not exceeding six square feet in outline area per facing for single- or two-family residences, or 10 square feet in outline area per facing for other uses. No sign shall exceed five feet in height from grade to the highest point on the sign. Such signs shall be removed within 48 hours of completion of the sale, lease or rental of the property. This includes the posting of such property as sold, leased

or rented. Signage advertising an open house for the sale, lease or rental of property may be erected 3 hours prior to the event and shall be removed at the conclusion of the event.

§ 410-51.E.(1)(b)

[2] Signs attached to the same building must be of the same size, shape, color and height.

§ 410-52.

H. Americans with Disabilities Act. All construction shall meet or exceed the standards of the Americans with Disabilities Act.

§ 410-53.

J. Americans with Disabilities Act. All construction shall meet or exceed the standards of the Americans with Disabilities Act.

§ 410-53-1.

H. Americans with Disabilities Act. All construction shall meet or exceed the standards of the Americans with Disabilities Act.

Section II. The provisions of this Ordinance are hereby declared to be severable; should any part, portion or provision hereof be declared invalid or unconstitutional, said finding shall not affect any other part, portion or provision thereof.

Section III. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Fort Lee, the provisions hereof shall be determined to govern. All other parts, portions and provisions of Chapter 410 of the Revised General Ordinances of the Borough of Fort Lee are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section IV. This Ordinance shall take effect immediately upon final passage and publication according to law.

Section V. A certified copy of the Ordinance upon introduction and adoption and any accompanying explanatory resolution shall be sent to the Bergen County Planning Board along with any explanatory resolution.

Attest:

Mark J. Sokolich, Mayor

Neil Grant
Borough Clerk