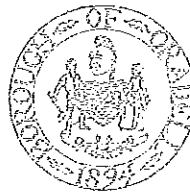


BOROUGH OF ORADELL

355 Kinderkamack Road
ORADELL, NEW JERSEY 07649



STEPHEN A. DEPKEN
CONSTRUCTION OFFICIAL
ZONING OFFICER
PROPERTY MAINTENANCE
OFFICER
ZONING & PLANNING
BOARD ADMINISTRATOR

(201) 261-8005
Fax (201) 261-4142

NEW BUSINESS INFORMATION

Welcome to the Borough of Oradell.

Enclosed is information that will be helpful in guiding you through the required Borough approvals for opening up a business. By reading and following this information, it will speed up the process to gain approvals in order to open up your business.

After finding a location for your business the first step is to apply for a,
Zoning Permit (enclosed), needs to be applied for and approved, which gives you the approval that the proposed use is permitted.

Zoning District Information (enclosed) gives the approved uses and requirements for the business districts.

Certificate of Continued Occupancy (enclosed) needs to be applied for and approved in order to open up you business.

Office Procedures for Permit Processing (enclosed) will help you, if you plan to do renovations or alterations to the space.

Signs and Awnings Information (enclosed) gives helpful information on the requirements for signage and awnings. You will also need to obtain approval from the Oradell Planning Board.

If you have any questions, please don't hesitate to contact the Building Department.

201-261-8005

BOROUGH OF
ORADELL
BUILDING DEPARTMENT

ZONING PERMIT
APPLICATION and INSTRUCTIONS

INSTRUCTIONS

1. Completely fill out, sign, and date the attached form. Include a check for \$35.00 payable to the Borough of Oradell.

Please follow these directions exactly, or your application will be returned to you. This will delay the reviewing process.

2. Attach a recent or re certified copy of your survey or plot plan (not more than 5 years old) with the proposed construction drawn and highlighted on the survey. Make sure the scale is accurate (no enlarged or reduced copies).

- All surveys shall be 1:10 or 1:20 *only*
- Draw in and highlight the construction that you are applying for.
- Label the dimensions of the structure.
- Label the distances from all structures (new and old, to your front, sides and rear property lines).
- Label the square footage of the structure.
- Your survey must reflect what is on your property.
- Be sure your name, address, and correct Block and Lot number are on the survey.
- Depending on the slope of the land and or fresh water encroachment, a topographical map may be required also NJDEP approval will be required if you are within 150 feet of these waterways.

3. Complete the attached worksheet with all calculations.

4. The Zoning determination will be made within 10 days. Your building permit application cannot be accepted or processed until after Zoning has been approved. The Building Department has 20 business days to process a building permit that is deemed complete and has obtained all prior approvals.

5. The Zoning Official is available to discuss applications, but cannot calculate percentages for you. To schedule an appointment, please call 201-261-8005

6. For further detailed information, see Borough of Oradell Codes, General legislation, Chapter 240, Article VII

BOROUGH OF
ORADELL
BUILDING DEPARTMENT

APPLICATION FOR ZONING PERMIT

Plans must be submitted with this application -- FEE: \$ 35.00 _____

Date Submitted _____

Owner: _____

Address: _____

Block: _____ Lot: _____ Telephone: _____

Zone: _____

Name and Address of owner

If different from above: _____

TYPE OF APPLICATION

Check	Project	Length x Width x Height	Circle Appropriate
	NEW ONE FAMILY DWELLING		
	NEW TWO FAMILY DWELLING		
	CONVERSION		
	ADDITION		
	GARAGE		Attached or Detached
	DECK		New - Replacement - Expansion
	PATIO		New - Replacement - Expansion
	SHED		New - Replacement - Expansion
	RETAINING WALL		New - Replacement - Expansion
	FENCE		New - Replacement - Expansion
	FENCE (Pool)		New - Replacement - Expansion
	DRIVEWAY		New - Replacement - Expansion
	SWIMMING POOL		Above ground or In ground
	HOT TUB etc..		
	OTHER (specify)		

State in detail the request for the application:

3

BOROUGH OF
ORADELL
BUILDING DEPARTMENT

ZONING REVIEW
WORKSHEET

<u>AREAS OF CONCERN</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
ZONE	X		X
LOT SIZE			X
FRONTAGE			X
DEPTH			X
FRONT YARD SET BACK			
SIDE YARD SET BACK			
TOTAL SIDE YARD SET BACK			
REAR YARD SET BACK	25FT OR 25% OF DEPTH		
HEIGHT OF STRUCTURE			
BUILDING COVERAGE			
LOT COVERAGE			
FLOOR AREA RATIO			
SIZE OF MAIN STRUCTURE			
HEIGHT OF MAIN STRUCTURE	____ (MAX 32 FT)		
SIZE OF GARAGE	____ (MAX 600 SQ FT)		
HEIGHT OF GARAGE	____ (MAX 15 FT)		
# OF GARAGES	____ (MAX. 3)		
# OF ACCESSORY STRUCTURES	____ (MAX 2/ ONLY 1 SHED)		

PASSED:

FAILED:

Zoning Officer

Date

(c) Maximum lot coverage, including buildings and impervious material but excluding the water surface area of any swimming pool/pond: 40% of the total lot area.

(d) Floor area ratio: no more than 35%.

G. B-1 Business.

(1) Permitted uses shall be as follows:

(a) Business, professional and governmental office, including parking accessory thereto.

(b) Retail stores, or mercantile stores, excluding auction galleries and automotive sales or service establishments.

(c) Dancing, music and art instruction studios.

(d) Radio and television repair, locksmiths, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services other than of a personal nature, but not including gasoline filling stations and other automotive services.

(e) Residential units in other than the ground floor are permitted, provided that they are efficiency apartments.

(2) Restaurants are permitted as a conditional use.

(3) All other uses not set forth above are prohibited in this zone. (See § 240-6.12.)

(4) Lot Dimensions.

(a) The minimum lot dimensions are as follows:

[1] Width: 150 feet.

(b) The minimum yard requirements of a principal building are as follows:

[1] Front yard setback: 15 feet.

[2] The rear yard shall be used to meet the parking requirements of this chapter.

[3] Side yard setback: The minimum side yard shall be 10 feet; the minimum total of both side yards shall be 25 feet.

(c) Maximum building coverage: 40% of the total lot area.

(d) Maximum lot coverage, including buildings and impervious material but excluding the water surface area of any swimming pool/pond: 85% of the total lot area, except that if all the parking is contained under the building then the maximum lot coverage shall be 80% of the total lot area.

(e) Floor area ratio: no more than 35%.

H. B-2 Limited Business.

(1) Permitted uses shall be as follows:

(a) General and professional office buildings.

(b) Uses incidental to operating a general office building, such as electronic data processing, cafeteria, generators, and other similar uses.

(2) All other uses not set forth above are prohibited in this zone.

(3) Lot Dimensions.

(a) The minimum lot dimensions are as follows:

[1] Width: 150 feet.

(b) The minimum yard requirements of a principal building are as follows:

[1] Front yard setback: 35 feet.

[2] The rear yard shall be used to meet the parking requirements of this chapter.

[3] Side yard setback: The minimum side yard shall be 20 feet; the minimum total of both side yards shall be 50 feet.

(c) Maximum building coverage: 40% of the total lot area.

(d) Maximum lot coverage, including buildings and impervious material but excluding the water surface area of any swimming pool or pond: 75% of the total lot area.

(e) Floor area ratio: no more than 35%.

I. B-3 Business and Apartment.

(1) Permitted uses shall be as follows:

(a) All uses permitted in the B-1 Zone. Bulk requirements of the B-1 Zone apply to construction under this subsection.

(b) Garden apartment buildings housing four or more dwelling units. Bulk requirements of the A-1 Zone apply to construction under this subsection.

(2) All other uses not set forth above are prohibited in this zone. (See § 240-6.12.)

(3) Lot Dimensions.

(a) The minimum lot dimensions are as follows:

[1] Width: 150 feet.

(b) The minimum yard requirements of a principal building are as follows:

[1] Front yard setback: 15 feet.

[2] The rear yard shall be used to meet the parking requirements of this chapter.

[3] Side yard setback: The minimum side yard shall be 10 feet; the minimum total of both side yards shall be 25 feet.

(c) Maximum building coverage: 40% of the total lot area.

(d) Maximum lot coverage including buildings and impervious material but excluding the water surface area of any swimming pool/pond: 85% of the total lot area, except that if all the parking is contained under the building then the maximum lot coverage shall be 80% of the total lot area.

(e) Floor area ratio: no more than 35%.

J. C-1 Commercial.

(1) Permitted uses shall be as follows:

(a) All the uses permitted as set forth in the B-1 Zone, B-2 Zone and B-3 Zone.

(b) Research; wholesale storage and warehousing for a minimum of 30 days in fully enclosed buildings; garages for storage and servicing of motor vehicles which are owned and leased to the owner or operator who is doing the servicing, storing and garaging; and public utility consumer service centers. Self-storage facilities are specifically not permitted.

(2) All other uses not set forth above are prohibited in this zone.

(3) Lot Dimensions.

(a) The minimum lot dimensions are as follows:

[1] Width: 150 feet.

[2] Area: 15,000 square feet.

(b) The minimum yard requirements of a principal building are as follows:

[1] Front yard setback: 15 feet.

[2] The rear yard shall be used to meet the parking requirements of this chapter.

[3] Side yard setback: The minimum side yard shall be 10 feet; the minimum total of both side yards shall be 25 feet.

(c) Maximum building coverage: 40% of the total lot area.

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Fax (201) 261-4142

Application for a CERTIFICATE OF CONTINUED OCCUPANCY (BUSINESS)

(Please type or print)

BLOCK: _____ LOT: _____ ZONE: _____ DATE: _____
ADDRESS: _____ TELE #: _____

Application is hereby made for a Certificate of Continued Occupancy

NAME OF PRESENT OWNER: _____
ADDRESS: _____ TOWN: _____ STATE: _____ ZIP CODE: _____

DESCRIPTION OF USE OF PREMISES: _____

NAME OF NEW OWNER: _____

CLOSING DATE: _____ AUTOMATIC FIRE ALARM: _____ BURGLAR ALARM: _____

ARE ADDRESS NUMBERS DISPLAYED ON OR ADJACENT TO FRONT DOOR? _____

FOR BUSINESS OR COMMERCIAL USE ONLY

NAME OF TENANT: _____ TELE #: _____

ADDRESS: _____

NOTIFY IN CASE OF EMERGENCY:

NAME: _____ TELE #: _____

ADDRESS: _____ TOWN: _____ STATE: _____ ZIP CODE: _____

TYPE OF BUSINESS, PRODUCTS HANDLED: _____

DAY/HOURS OF OPERATIONS: _____ TOTAL SQ.FT OF SPACE: _____

PERMITS ARE REQUIRED FOR ANY SIGNAGE CHANGE.

SIGNATURE OF OWNER OF BUILDING: _____

FEE: \$200 CASH: _____ CHECK #: _____ RECEIVED BY: _____ DATE: _____

APPROVED BY: CONSTRUCTION OFFICIAL: _____ DATE: _____

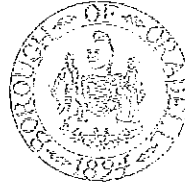
FIRE PREVENTION: _____ DATE: _____

HEALTH DEPT.: _____ DATE: _____

CERTIFICATE #: _____

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Borough of Oradell Bureau of Fire Prevention

Inspection • Education • Investigation

355 Kinderkamack Road
Oradell, NJ 07649

(201) 261-4234

CCO INFORMATION

PLEASE PRINT OR TYPE

BUSINESS OWNER INFORMATION

NAME OF BUSINESS _____
ADDRESS OF BUSINESS _____
BUSINESS PHONE NUMBER (____) _____
BUSINESS OWNER'S NAME _____
HOME ADDRESS _____
HOME CITY & STATE & ZIP _____
HOME PHONE NUMBER (____) _____
EMERGENCY CONTACT _____
(OTHER THAN OWNER) PHONE # (____) _____
SQUARE FEET OF SPACE _____

BUILDING OWNER INFORMATION

NAME OF BUILDING OWNER _____
ADDRESS OF BUILDING OWNER _____
CITY & STATE & ZIP _____
PHONE NUMBER (____) _____
EMERGENCY CONTACT NAME _____
EMERGENCY PHONE NUMBER _____

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OFFICE PROCEDURE FOR PERMIT PROCESSING

The following procedures are required for the processing of permit applications.

1. **Application Folder** (UCC form F100) must have all sections completely filled out (sections I, II, III, IV, V, and VI). Inside of folder must be signed and dated by owner or contractor / agent.
2. **Technical Sections** (all that apply: Building- F110, Electric- F120, Plumbing- F130, Fire Protection- F140) must be completely filled out and signed and sealed if required.

If work is for a single-family, owner occupied residence, the owners may perform their own electrical and/or plumbing work.

Otherwise, the owner must hire a NJ licensed plumber and/or electrician, who must take out the permit and sign and seal the appropriate technical section. If there is a change of contractor, a new technical section (permit) must be submitted. There is no additional fee to change contractors, unless there is additional work.

3. **Two (2) sets of plans** are required as per N.J.A.C. 5:23-2.15(f)1. All drawings must be legible, drawn to scale, and have measurements labeled on them.
As per N.J.A.C. 5:23-2.15(f)1.ix. The OWNER is permitted to draw his/her own plans **only when it is a single family, owner occupied private residence**.
If drawn by the homeowner, plans must be signed. If drawn by a New Jersey licensed professional (architect or engineer), the plans must be signed and sealed.
The building contractor cannot draw the plans.

4. **Estimated cost of construction** is the estimated cost of the work for which a permit is sought, including but not limited to building construction, onsite construction, and all integral equipment, built-in furnishings and finishes.
Where any material or labor proposed for installation in the building or structure is furnished or provided at no cost, *its normal or usual cost shall be included in the estimated cost.*

On the Building Technical Section, if the proposed work is both an addition and alteration, you must break down the cost of the addition and alteration as indicated on the form.

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5. All kitchen and bathroom alterations/renovations will require a drawing of the existing layout.
6. Any new wall sections and/or new framing require an elevation drawing.
7. The Energy Subcode requires applicants to show compliance as part of the permit process for new construction and additions as per N.J.A.C. 5:23-2.15(f)1.vi.
8. Zoning approval/permit is required for permits for, but not limited to, new construction, additions, decks, retaining walls, fences, sheds, pools (above-ground and in-ground), spas, hot tubs and signs.
9. Zoning permit/approval is a **PRIOR APPROVAL** and must be obtained before applying for a building permit. No plan review will take place beforehand.

Applications for zoning permit/approval are available in the Building Department.

Depending on the slope of the land, a topographical map may be required.

There is a \$35.00 application fee for a zoning review.

10. Prior approvals include but are not limited to the following:

- NJ State Department of Environmental Protection (DEP) approval for any major alteration / renovation, addition, and structures in a flood area and / or wetland. This can be determined by calling the NJ State DEP at (609) 777-0456.
- County approvals are required for any property located on a county road. This includes a new home, front addition (if variance is required), street opening, expansion of driveway and apron.
- If it is determined that you are in a flood area or wetland or within 300 ft. of a C1 waterway (i.e. stream), you must obtain a "letter of waiver" from the NJ

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State DEP Land Use Regulation in order to proceed with your permit application.

- You must contact the NJ State DEP at (609) 633-9277. The NJ State DEP mailing address is P.O. Box 439, Trenton, NJ 08625.

11. Utility approvals are also a prior approval. They include but are not limited to a dig number.

- When calling for a mark out of utilities you are assigned a dig number. Your location will then be marked out on the street / curb for underground utilities. This is required for any excavation.
- Also, any demolition of any structure requires a letter from the utility companies, electric, gas, water, sewer, phone, and cable. Also, a certification from a pest control company and asbestos abatement company.
- The telephone number for obtaining a dig number is 1-800-272-1000.

12. Any local applications approved by the Planning Board or Zoning Board require a signed resolution and plans.

- Permit applications will not be accepted until the resolution and signed plans are received by this department.
- There is a 45-day grace period from the day of publication that you can start your project at your own risk as long as the above requirement is met.

13. Engineering approval is required for certain types of construction (new houses, additions, retaining walls, in-ground pools, regrading of property, soil moving) or as directed by the Construction Official.

- An escrow fee must be posted when engineering review is required. This is posted at the time of application for engineering review.

14. You cannot apply for a building permit until all prior approvals have been obtained.

15. The building department has 20 business days to process a completed building permit application.

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- Most simple permits are processed with little or no delay.
 - If any information is missing or incomplete, this will delay the approval process.
16. There is a **10-business day** review period for completed zoning applications.
- A completed zoning application is required before any zoning review starts.

If there are any questions on these procedures please call this office.
(201-261-8005)

B. No fence shall be in excess of six feet in height, and, in the case of an interior lot, no fence shall be built in the required front yard in excess of 36 inches in height, and, on a corner lot, no fence in excess of 36 inches in height shall be erected within the required front yard setback of all street lines. No fence post, including any decorative finial, shall be in excess of six feet, six inches. No fence shall be erected on a wall or retaining wall or within three feet from the wall or retaining wall, which when measured from the top of the wall or retaining wall to the top of the fence the highest point exceeds four feet.

C. No fence shall be built or constructed over a stream, brook or any drainage area so as to interfere with the free flow of water when said water is at its maximum height in said stream, brook or drainage area. Any fence located in a nonresidential zone shall be finished on both sides.

D. All fences shall be built or constructed in such a manner as to permit the finished side of such fence to face either adjacent properties or the street, as the case may be.

E. No fence shall be built or constructed of barbed or razor wire, or topped with metal spikes, or made of cloth, string, rope, wire, canvas, poultry netting, or constructed of any material or in any manner that may be dangerous to persons or animals. No chain-link or "cyclone" fence shall be permitted in the front yard setback.

F. In any zone on any corner lot, no fence, sign or structure, planting, line of site, or other obstruction to vision higher than twenty-eight (28") inches shall be erected or maintained along street lines within 25 feet of the intersection of any street lines.

ARTICLE XI, Signs and Awnings

§ 240-11.1 General rules and regulations.

Except for those signs meeting the requirements of § 240-11.2A, B, C or D, no sign, awning or canopy shall be erected without a permit issued by the Construction Official, which permit shall only be issued for signs, awnings or canopies that comply with the following rules and regulations:

A. No sign shall be erected or replaced upon the roof of a building.

B. A sign may be affixed to a parapet; provided, however, that no part of the sign so affixed shall extend more than three feet above the roof deck of the building or from the base of the parapet.

C. Where a nonconforming sign exists on the property, all applications for additional signs shall first be reviewed by the Sign Committee of the Planning Board and then require the approval of the Zoning Board of Adjustment.

D. Window signs shall not exceed 20% of the total area of the window, and no window sign shall be more than two feet in height. If there is more than one sign in any window, then said signs shall be grouped together but shall not, as a group, cover more than 20% of the square footage of said window. Telephone numbers, if included, shall not exceed 5 inches in height. No window sign or group of signs shall be permitted above the first floor of any building unless the user of the space occupies the area above the first floor only. No such sign shall be illuminated. All civic or charitable organization signs

shall be confined to two feet in height and considered temporary and shall be subject to § 240-11.2M of this chapter. Civic or charitable organization signs shall not be included in the 20% coverage permitted for window signs.

E. No sign shall consist of more than four colors, inclusive of black and white.

F. If a sign which is conforming is destroyed, it may be rebuilt or repaired to its original condition without obtaining a permit. The Construction Code Official and Zoning Officer must be notified in writing of the restoration of the conforming sign.

G. No sign shall be illuminated by lighting of intermittent or varying intensity nor by channel light. Lights shall not be so arranged they line the perimeter of any window.

H. Business signs may be illuminated but shall not be painted with or composed of neon, fluorescent, phosphorescent, LED, or similar material. Illuminated signs shall have sources of reflective light shielded in such a manner that the same are not visible from the street or adjoining properties.

I. All signs and all external lighting used in connection with the operation of any business shall be extinguished by 11:00 p.m. Notwithstanding the foregoing, the Construction Official, with the consent and advice of the Chief of Police, may authorize lighting specifically designed for the safety and the protection of properties otherwise subject to this section, which lighting, when so authorized, shall be exempt from the provisions hereof.

J. Permitted lighting for illuminated shall be limited to that concentrated upon the face of the sign. No internally illuminated or back lit signs shall be permitted. All outdoor lighting shall conform to the standards established for outdoor lighting under this chapter. All bulbs illuminating the sign must be working. If a bulb is not illuminated, then all the bulbs illuminating the sign must be turned off. Flashing bulbs are not permitted.

K. Signs in residential areas shall not exceed a maximum size of one square foot and may be illuminated only between the hours of 8:00 a.m. and 10:30 p.m., except that the sign of a physician, surgeon or dentist shall not have any time restriction. Such lighting shall be arranged so as to prevent glare.

L. No billboards are permitted.

M. Pennants, buntings, or "Grand Opening" signs are permitted, subject to the approval of the Construction Official, for a consecutive period of no more than 30 days and for no more than 30 days in one calendar year. Said signs shall not exceed 24 square feet. No pennants or buntings shall be displayed upon public property, streets, or rights-of-way. The United States flag, the New Jersey state flag, the county flag and the municipal flag may be displayed. In addition, flags of other states of the United States and other sovereign nations may also be displayed. However, when such referenced flags are displayed on a flagpole on residential property within the Borough of Oradell, such flagpole shall comply with the following requirements:

- (1) Flagpoles shall not exceed the overall maximum height level of 25 feet as measured from the top of the highest point of the flagpole to the average finished grade of the flagpole.
- (2) No flagpole shall be erected closer to any roadway located adjacent to a residence than the midpoint of the extended line created by the terminal point of the

municipal right-of-way located most proximate to any structure located on the property and the structure itself.

- N. No signs shall be permitted which compete for attention with, or may be mistaken for, a traffic signal.
- O. No sign shall extend more than eight inches beyond the face of a building or fascia to which it is attached.
- P. No sign shall be permitted on a property unless it is related to the occupancy of that property. It is the responsibility of the owner to remove all signs which do not relate to an occupancy of the property.
- Q. Company logos may be permitted on a commercial sign only after specific approval of the Board having jurisdiction over the site plan approval for the project, if applicable.
- R. No vehicle or mobile sign shall be used to circumvent those regulations.
- S. No sandwich signs or similar temporary signs are permitted.
- T. Change of occupancy. Upon termination of an occupancy of any premises, it shall be the duty of the owner of such premises to require that any signs used in connection with that occupancy be removed from the premises within five days after termination of said occupancy.
- U. No revolving or moving sign shall be permitted.
- V. No paper signs will be permitted on doors.
- W. Except as otherwise specifically provided in this article, no freestanding signs shall be permitted.
- X. No sign shall be permitted on any antenna, except for the manufacturer's logo.

§ 240-11.2 Permitted signs.

The following signs shall be permitted in all zones of the Borough:

- A. A nonilluminated nameplate, with the name of the principal occupant or the street number or name of a private dwelling, with an area of not more than one square foot.
- B. A single informational sign with an area of not more than one square foot, which may include, but not be limited to, "exit," "enter," "beware of dog," "house protected," or "use back door." No commercial name or logo is permitted on an informational sign.
- C. A single-faced sign or bulletin board for a church, school, library, club or other public or quasi-public building or use, with an area of not more than 24 square feet and a maximum length of 6 1/2 feet. Such signs may be illuminated but shall be arranged so as to prevent glare. Such signs shall not be lighted between the hours of 1:00 a.m. and 6:00 a.m.
- D. A nonilluminated temporary sign for announcing or advertising for educational, charitable, philanthropic, civic, religious or similar drive, movement or event, for four non-consecutive periods (not

exceeding 30 days per period) in any calendar year. The total area of all such signs on a lot shall not exceed 24 square feet or six feet in length.

E. Signs for sale or lease of premises; "open house" signs.

(1) A single nonilluminated temporary sign for advertising the immediate premises for sale or lease, which is located upon the premises and which may have an area of not more than four square feet in surface. Said sign shall not remain for more than 90 consecutive days for commercial premises and not more than 180 days for residential premises and must be set back 10 feet from the street property line.

(2) A single nonilluminated temporary sign conforming to the size and locational restrictions set forth in Subsection E(1) of this section advertising an "Open House" at the immediate premises for sale or lease, which sign shall be posted only on the day(s) on which an open house is actually being conducted and for a period not exceeding eight hours on such day.

F. A nonilluminated temporary political sign regarding any government election, whether national, state, county or local, which shall not exceed six square feet in area.

G. Wall signs for retail use shall be limited to one illuminated or nonilluminated sign on the principal front facade of the building, provided that, where a retail use is located on a corner lot, it may have a second sign on the wall facing the side street not exceeding 50% of that permitted on the principal front facade. The front facade sign shall not exceed a size of 1.5 square feet for each linear foot of the front facade of the building or 24 square feet, whichever is less. The lettering on retail signs shall be limited to the principal name of the company and its principal product of sale or occupation.

H. In the event of multiple use of a retail building, one sign shall be permitted for each such use on the first floor of the front facade. The sign for each such retail use shall not exceed 24 square feet or 1.5 square feet of sign area for each linear front foot of the building, whichever is less. Where a retail use is located on a corner, such use may have a second sign on the wall facing the side street, which second sign shall not exceed 50% of that permitted on the principal front facade.

I. Wall signs for office buildings, laboratories or nonretail commercial uses shall have the same requirements as the signs for retail uses covered under this article, with the exception that its lettering shall be limited to the names of the occupants, a numerical sign indicating the street address of the building and the name of the building. Also, buildings exceeding 10,000 square feet of front facade can increase their sign size to 5% of the area of the front facade or a size of 100 square feet, whichever is less.

J. Ground signs for office buildings, laboratories, nonretail commercial or retail uses are permitted with the limitation of one double-face illuminated or nonilluminated sign allowed per building at a location at least 10 feet back from the street property line and of a size not to exceed 18 square feet and/or nine feet in length. The top of the sign shall not exceed six feet above the average grade at the sign location. The lettering on such sign shall be limited to the name of the building or of the occupant and its principal product of sale or its occupation. Multi-use buildings will be permitted to list their occupants; however, no increase in size from a single occupancy will be permitted.

K. Directory signs are permitted. The total area shall not exceed eight square feet. The directory sign shall not be included in computing the footage of ground and/or facade signs.

L. A double-faced or single-faced entrance/exit sign shall be permitted for any building. The square-foot area of the sign will not be deducted from the allowed square footage permitted for the ground and

wall signs for property. Such signs shall be uniform in size, comply with the standards of the "Uniform Manual of Traffic Control Devices" and shall at a minimum meet the following requirements:

- (1) Size. The size shall be two feet in height; four feet in length; 12 inches in depth.
- (2) Lettering shall be limited to only the name of the principal occupant and the word "Entrance" or "Exit."
- (3) Coloring. Black letters on a white background shall be employed
- (4) Illumination. The sign must have a reflective surface or illumination which shall conform to the standards established for outdoor lighting under this chapter.
- (5) Height. The height of the sign from mean ground level shall not exceed four feet.
- (6) Location. The sign shall be placed on the far side of the entrance driveway relative to the direction of the traffic flow and shall be located on the owner's property with no required setback from the property line.

M. Canopy and awning signs shall be permitted, provided that the proposed canopy or awning is consistent in color, shape and size with the building to which it is annexed and is consistent with the character of any existing canopy or awning signs in the neighborhood, and further provided that the metal or rigid frame portion of the sign shall not extend more than five feet from the face of the building and must be a minimum of seven feet in height from the base of the door. In no event shall any canopy or awning consist of more than four colors, inclusive of black and white. The lettering on a canopy sign shall be limited to the name, type of business and address of the occupant only, which shall be included in determining the color and other sign calculations. In the event that a building has more than one canopy, then all canopies shall be uniform in color, shape and design.

N. Service station, automobile repair shop or public garage signs.

(1) Notwithstanding any other provisions of this section to the contrary, a gasoline service station or a public garage may display:

- (a) One freestanding or pylon sign advertising the name of the station or garage and for the principal product sold on the premises, including any special company or brand name, insignia or emblem, provided that such sign shall not exceed 32 square feet in total sign area and shall not be hung closer than five feet to the property line and not less than 10 nor more than 20 feet above the ground, and/or one sign on the building.
- (b) One temporary sign attached to the wall of the building and specifically advertising special seasonal servicing of automobiles, provided that said sign does not exceed seven square feet in area.
- (c) Directional signs or lettering displayed over individual entrances, doors or bays, limited to one sign, not exceeding 12 inches in height and the total of which shall not exceed six square feet, for each entrance or bay.
- (d) Customary lettering or insignias which are not a structural part of a gasoline pump, consisting only of the brand name of the gasoline sold, a lead warning sign, a price

indicator and any other sign required bylaw, not exceeding a total of three square feet on each pump.

(e) One nonilluminated credit card sign, not exceeding two square feet in area, to be placed on or near the gasoline pump.

(2) Nothing contained in this subsection shall be construed to create a permitted use for a gasoline service station.

(3) The construction of a canopy over gasoline pumps or pump islands shall be in conformance with this article and the requirements set forth in § 240-8.4B.

240-11.3 Intent, administration.

A. It is the intention of this article to classify signs and awnings as an accessory to the building. Thus, all signs and awnings shall be designed to maintain and be consistent with the aesthetic design of the structure and the character of the neighborhood, in addition to identifying the structure and the services rendered therein.

B. All sign and awning applications shall be submitted to the Construction Official and shall depict on a drawing all the sign or awnings data necessary to evaluate compliance with this article, including size, colors, the method of illumination of any materials of the sign and a location drawing showing the full facade of the building on which any proposed wall sign is to be placed. A copy of said application shall also be submitted to the Planning Board for aesthetic review and recommendation by a three-person Sign Subcommittee of the Planning Board, two members of which shall constitute a quorum.

C. A site plan bearing the seal of a New Jersey engineer or architect must be submitted with each ground sign application, indicating thereon the location of the ground sign and setback measurements from the street lines.

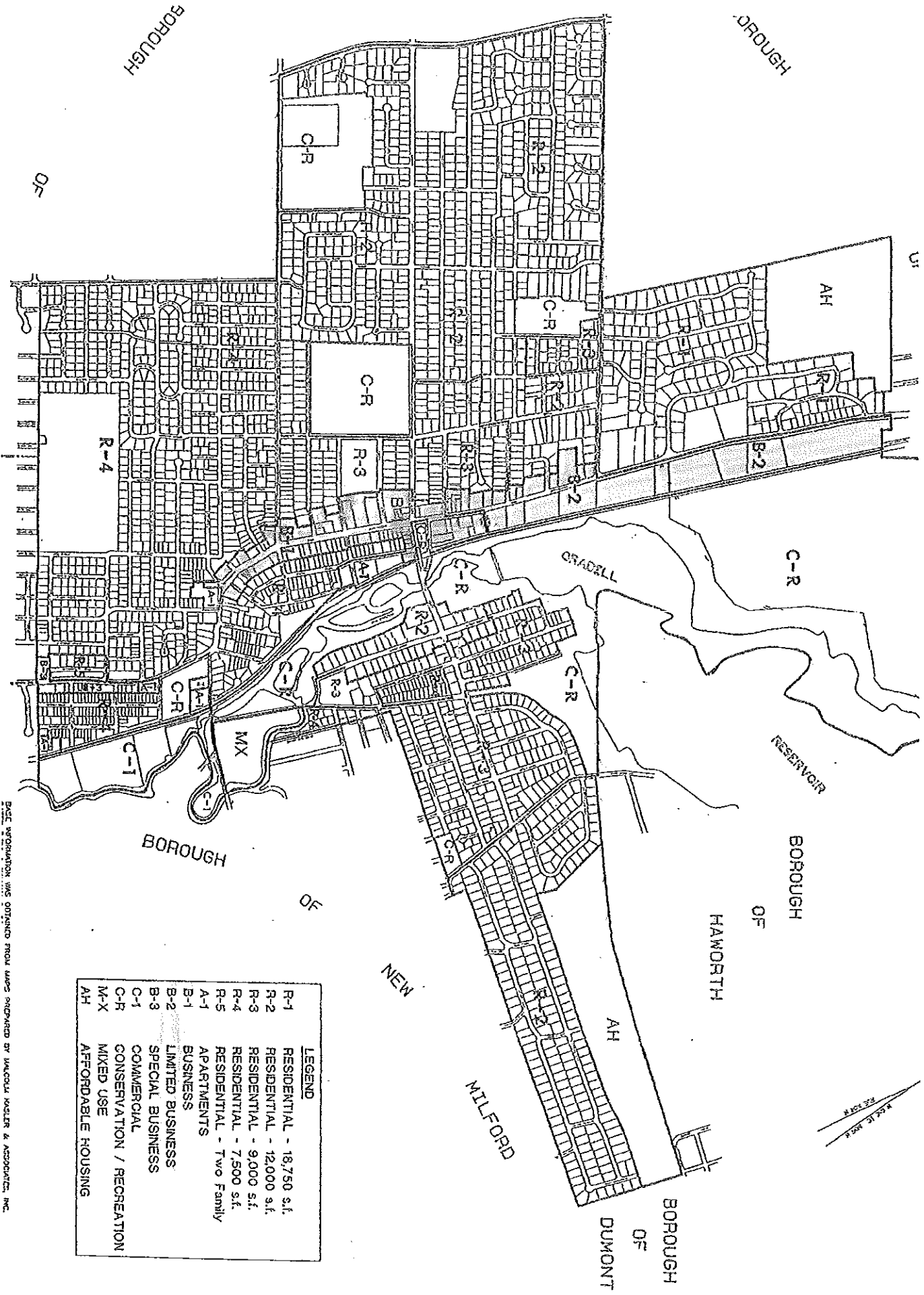
D. All signs or awnings shall be properly maintained so as to be free of any unsightly condition, unkempt appearance or safety hazard that adversely affects the aesthetic quality of the surrounding neighborhood.

ARTICLE XII, Subdivision of Land

§ 240-12.1 Submission of sketch plat.

A. Any subdivider of land within the Borough of Oradell shall, prior to subdividing or resubdividing land, as defined in this chapter, submit to the Administrative Official, at least 10 working days prior to the regular meeting of the applicable board, the original and 17 copies of a sketch plat of the proposed subdivision for purposes of classification and preliminary discussion. All sketch plats shall indicate all property owners and addresses within 200 feet of the proposed subdivision, and those owners shall be properly notified pursuant to statute.

B. If classified and approved as a minor subdivision by the applicable board, a notation to that effect will be made on the sketch plat. A public hearing shall not be required prior to classification and approval of a minor subdivision, unless the applicable Board shall determine that the classification and approval of the subdivision as minor may detrimentally affect adjacent property. The plat will then be forwarded to



LEGEND	
R-1	RESIDENTIAL - 18,750 s.f.
R-2	RESIDENTIAL - 12,000 s.f.
R-3	RESIDENTIAL - 9,000 s.f.
R-4	RESIDENTIAL - 7,500 s.f.
R-5	RESIDENTIAL - Two Family
A-1	APARTMENTS
B-1	BUSINESS
B-2	LIMITED BUSINESS
B-3	SPECIAL BUSINESS
C-1	COMMERCIAL
C-2	CONSERVATION / RECREATION
C-3	MIXED USE
C-4	AFFORDABLE HOUSING
MX	
AH	

BASE INFORMATION WAS OBTAINED FROM MAPS PREPARED BY MACGILL KASLER & ASSOCIATES, INC.