

**TOWNSHIP OF WALL**  
**ORDINANCE NO. 39 - 2001**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL AMENDING AND SUPPLEMENTING THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF WALL.**

**BE IT ORDAINED** by the Township Committee of the Township of Wall, as follows:

Section 1. Chapter XIV, "Land Use and Development", of "The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Section 14-408.11 entitled, "Signs and Billboards", subsection 14-408.11(g)(3) entitled "Permitted Signs In Connection With Rural Residential and Residential Uses" be and the same is hereby amended and supplemented by the addition of the following language:

"No off-site sign advertising a subdivision, whether temporary or permanent, shall be permitted."

Section 2. Chapter XIV, "Land Use Development" of The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Section 14-408.11(h) entitled "Permitted Signs and Sign Areas In Connection With Commercial, Industrial and Airport Zones or Uses", subsection 14-408.11(h)(2) is hereby deleted in its entirety and replaced with the following:

"(2) Free standing advertising signs with an aggregate area of one hundred fifty (150) square feet. One (1) building attached sign no larger than fifty (50) square feet. Separate and incidental building attached accent or identification

signs advertising unique and distinct services or uses within a building shall be prohibited."

Section 3. Chapter XIV, "Land Use Development" of The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Section 14-408.11(h)(4) is further amended to create subsections as follows:

"(a) Anchor stores with a foot print larger than fifty thousand (50,000) square feet located in shopping centers may have a building attached sign no larger than one hundred seventy-five (175) square feet. The area of the sign shall not exceed five (5) percent of the area of the front facade of the anchor store.

(b) Stores, typically known as Big Box stores, with a footprint larger than one hundred thousand (100,000) square feet may have a building attached sign no larger than two hundred (200) square feet. The area of the sign shall not exceed five (5) percent of the front facade of the Big Box store.

(c) Separate and incidental building attached accent or identification signs on anchor stores or Big Box stores advertising unique and distinct services or uses within the store shall be prohibited."

Section 4. Chapter XIV, "Land Use Development" of The Revised General Ordinances of the Township of Wall, 1977", as amended and supplemented, Section 14-408.11(h) is further amended to create subsection 5 which shall read as

follows:

"(5) All free standing ground signs identifying a site and or the tenants therein shall contain a street address number whose characters are not less than two (2) inches wide and six (6) inches high."

Section 4. All ordinances, or parts thereof, inconsistent with the provisions of this ordinance be and the same are hereby repealed to the extent of such inconsistency.

Section 5. Should any section, paragraph, clause, or any other portion of this ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this ordinance.

Section 6. This Ordinance shall become effective immediately upon its passage and publication according to law and upon the filing of a certified copy thereof with the Monmouth County Planning Board.

### **NOTICE**

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on September 12, 2001, and will be further considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on October 10, 2001, at 8:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to, and up to and including, the date of such meeting, copies of said Ordinance will be made available at the Clerk's office in the

Township of Wall, Town Hall, to the members of the general public who shall request the same.

LORRAINE KUBACZ  
Acting Township Clerk