



Township of Bedminster

November 3, 2022

Re: Signage Requirements

To Bedminster Businesses and Property Owners,

In 2020, the Bedminster Township Committee adopted a township-wide special use permit that: (1) allowed certain outside signage to be displayed without going through the formal approval process; and, (2) relaxed strict conformance with our signage requirements. The Township Committee undertook this action to assist our local businesses during the height of the COVID public health emergency. The special use permit was renewed in 2021 and expires on November 30, 2022.

On December 1, 2022, all Bedminster businesses and property owners will be responsible to ensure their signage and/or the signage of their tenants conforms to the Township's requirements as set forth in our ordinance at Chapter 13; *Land Management* [Township of Bedminster, NJ Land Management \(ecode360.com\)](http://ecode360.com). Please see attached list of requirements.

Any temporary commercial signage, including lawn signs, banners, feather flags, etc., is required to comply with Section 13.512.4, in addition to having a Sign Permit submitted and approved through the Zoning Department. No signage will be allowed unless either a Sign Permit was issued or the signage is authorized pursuant to a site plan approval from the Land Use Board.

The Bedminster Zoning Department will take enforcement action for any non-compliant signage. This may include the removal of unauthorized signs, as well as issuing a Notice of Violation with the risk of a court appearance should compliance not be met.

Your prompt attention to this matter is appreciated. Please email me at zkaras@bedminster.us should you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read "ZK", is written over a faint, larger version of the signature.

Zuzana Karas
Zoning Official of Bedminster Township



Township of Bedminster

Commercial Signage Requirements

Village Neighborhood Zoning District-

[Ord. #89-17, § 1D; Ord. #2000-12, § 1; Ord. No. 2017-013 § 8]

- a. **Detached and two Family Dwellings.** Street number designations, postal boxes, "private property", "no hunting", on-site directional and parking signs and warning signs are permitted and are not considered in calculating the sign area of other permitted signs. No such signs shall exceed two square feet in area, and shall not exceed four (4') feet in height. Such signs do not require a sign permit.
- b. **Houses of Worship.** One free-standing sign not exceeding 20 square feet in area and not exceeding eight (8') feet in height.
- c. **Restaurant, Local Retail Activities, Local Service Activities, Bank, Professional Offices and Mixed Uses of Same.** One sign per site, either free-standing or attached, not exceeding a total sign area of eight square feet, Free-standing signs shall be placed at the right-of-way but not overhanging it, and shall not exceed eight (8') feet in height. Where multiple tenants or multiple permitted uses occupy a site, individual panels may be utilized in the construction of the sign. The composite sign area as measured around the outer-most dimensions of the composite sign shall not exceed 12 square feet. All such individual panels shall be constructed of the same material, shape, color and lettering style. Where an individual activity has direct access from the outside, a sign not exceeding three square feet identifying the name of the activity may also be attached to the building at the entrance to the activity.
- d. See Section **13-512** for additional standards.

Temporary Signage:

[Ord. #01-08, § 5; Ord. #2002-14, § 2; Ord. #2008-09, § 4]

- a. **Temporary Noncommercial Signs.** Annual activities or temporary events sponsored by charitable, religious or civic organizations or by government agencies shall be permitted to erect one temporary sign which shall not exceed a total area of 16 square feet, nor a height of eight (8') feet. The sign may be erected no sooner than two weeks prior to the event and must be removed one day after the event. The sign must be placed on the site of the event. No sign permitted hereunder shall remain standing for longer than three weeks. In addition to the foregoing, one additional sign conforming to the foregoing dimensional standards, may be placed, with the property owner's permission, at the northwest corner of the intersection of Lamington Road and Route 206. No more than three signs shall be placed at this location at one time. Such signs shall not interfere with traffic visibility.

(OVER)

Temporary Noncommercial Signs (continued). Sandwich board and free standing sign styles are permitted. No activity or event may be advertised more than once at this site in any calendar year. All signs permitted hereunder shall require a sign permit.

- b. **Temporary Commercial Signs.** Contractors and home service providers shall be permitted to erect one temporary business advertising sign on site during the progress of their work at a specific Block and Lot. Only one sign per contractor or home service provider per separate site shall be permitted. Signs shall remain in place on site only while the contractor or home service provider is active at the site, but in no case more than 30 consecutive days in any 12 month period. Signs at subdivisions may remain in place for longer periods with written approval of the zoning officer or township engineer. No signs shall exceed two square feet in size nor three (3') feet in height. Signs shall not be lighted nor in any way interfere with driver visibility.
- c. **Temporary Off Premises Signs.** Shall be allowed at a maximum of three locations for routing purposes, and limited to four square feet in size with a maximum height of three (3') feet. Display shall be limited to Saturdays and Sundays from 10:00 a.m. to 7:00 p.m. All signs shall be placed as to not obstruct walkways or create obstructions to vehicle traffic. No permit is required.
- d. One flag of generic design or logo with a maximum dimension of 15 square feet in addition to the other permitted signs is allowed provided the flag or its supports do not intrude into any driveway walkway, stairway, sidewalk or egress path and does not create a danger to pedestrians or vehicle traffic. No permit required.
- e. Temporary seasonal banners and signs are permitted for a maximum of 45 days per year per premises, with a maximum of 14 consecutive calendar days per sign. There is a minimum waiting period between displays equal to the time the previous display. (Five day display, then five day minimum wait until the next display). Maximum display size is 18 square feet or 10% of the premises facade, whichever is less. The display or its supports must not intrude into any driveway, walkway, stairway, sidewalk or egress path and does not create a danger to pedestrians or vehicle traffic. A letter describing the display must be filed with the zoning officer for his approval. The Zoning Officer has 14 days to respond.
- f. Public purpose temporary off-premises signs are permitted by Bedminster agencies and nonprofit organizations with a maximum size of four square feet when in a right-of-way with a maximum two signs per intersection, or 18 square feet when on municipal property other than a right-of-way. The signs may be placed no more than two weeks prior to the event and removed within one week of the event. A letter describing the display must be filed with the Zoning Officer for his approval. The Zoning Officer has 14 days to respond.