

**ORDINANCE NO. 2021-07
TOWNSHIP OF EAST WINDSOR
COUNTY OF MERCER**

**AN ORDINANCE AMENDING CHAPTER XX, “ZONING,” SECTION 20-16.5D,
“OTHER REQUIREMENTS” AND 20-5.16.8A, “SIGN REGULATIONS FOR
EACH ZONING DISTRICT” HC HIGHWAY COMMERCIAL ZONE DISTRICT
SIGN REGULATIONS, OF THE REVISED GENERAL ORDINANCES OF THE
TOWNSHIP OF EAST WINDSOR**

WHEREAS, the Township of East Windsor desires to periodically update the zoning regulations to address and maintain the goals of the zone plan and Master Plan of the Township; and

WHEREAS, the Township of East Windsor seeks to modify the freestanding sign requirements pertaining to the HC Highway Commercial Zone District for properties fronting on Princeton Hightstown Road also known as County Route 571.

NOW THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF EAST WINDSOR, in the County of Mercer and the State of New Jersey, as follows:

SECTION 1. Chapter 20, “Zoning,” Section 20-16.5 d. of the General Ordinances of East Windsor Township is amended and supplemented as follows: (deleted sections are noted by strikethroughs, new sections are underlined)

- d. For properties zoned HC ~~west of Lanning Boulevard~~ along fronting Route 571 and east of One Mile Road, freestanding signs, except for directional signs, shall be ground-mounted on a solid base with no visible poles, columns or other upright supports. Freestanding signs shall not exceed eight feet in height and shall not be more than 100 square feet in size. This criterion shall apply to signs adjacent to Route 571 only. Lots in the HC Zone with additional frontage on Route 130 and Route 571, an additional freestanding sign is permitted for the Route 130 frontage in accordance with §20-16.8 a. as applicable, subject to said Route 130 sign being no closer than 12 feet and no greater than 25 feet to the R.O.W. of Route 130. Retail centers with frontage on Route 571 and Route 130 with a lot area of 10 acres or greater, are exempt from the freestanding sign limitations in this section and shall comply with those referenced in §20-16.8 a..

SECTION 2. Chapter 20, “Zoning,” Section 20-5.16.8a, “Sign Regulations for Each Zoning District” is amended as follows:

20-5.16.8a. Sign Regulations for Each Zoning District

- 2. One freestanding sign, for each developed parcel, not to exceed one square foot of display area of each linear foot of street frontage abutting the developed portion of said parcel meeting the provisions of Subsection 20-5.16.6 7 b.
- 3. One facade sign for each occupancy within the developed parcel meeting the provisions of Subsection 20-5.16.6 7 a.
- 4. One canopy sign for each occupancy within the developed parcel meeting the provisions of Subsection 20-5.16.6 7 c.

SECTION 3. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. If any section, subsection, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

SECTION 5. This Ordinance shall take effect 20 days after final passage and publication according to law.

ATTEST:

ALLISON QUIGLEY
Municipal Clerk

JANICE S. MIRONOV
Mayor

Introduced:

Adopted:

Effective: