

ORDINANCE NO. 2008-3

ORDINANCE OF THE BOROUGH OF RED BANK,  
COUNTY OF MONMOUTH, NEW JERSEY  
AMENDING AND SUPPLEMENTING  
CHAPTER XXV, PLANNING AND DEVELOPMENT REGULATIONS,  
SUBSECTION 8.27, "SIGNS"

**BE IT ORDAINED** by the Governing Body of the Borough of Red Bank that Chapter XXV of the Revised General Ordinances of the Borough of Red Bank, "Planning and Development Regulations" is hereby amended and supplemented as follows:

**SECTION ONE:** Subsection 25-8.27(c), "General Standards", is amended and supplemented as follows:

- c. General Standards. The following general standards shall apply to all signs:
1. through 18. *[No Change...]*
  19. Location. Except for all signs affixed to a building or some other structure, as permitted by this sub-section, all other signs shall be erected no closer than eight (8') feet from any curb line. For properties with a principal structure located less than eight (8') feet from the curb line, a sign may be located no closer than one-half the distance between that structure and the curblines, or may be affixed to that building or principal structure. In no case, may any sign be located in the public right of way.

*[All other provisions remain unchanged]*

**SECTION TWO:** Subsection 25-8.27(d), "Permitted Signs" is amended and supplemented as follows (*strikeouts denote deletions, underlined text denote additions*):

- d. *Permitted Signs.*
19. Minor signs. The following signs shall be considered minor signs and shall be exempt from the requirement of obtaining a development permit.
    - (a) through (f) *[No Change ...]*
    - (g) Real estate signs, provided that such signs:
      - (1) Are limited to no more than one non-illuminated, temporary wall or ground sign pertaining to the lease, rental, or sale of the same lot, or building, upon which it is placed;
      - (2) Are not more than six (6) square feet in area per residential lot or ten (10) square feet in area per non-residential lot;
      - (3) Are no higher than six (6) feet if a ground sign;

- (4) Are erected or displayed not less than eight (8') feet from any curb line. For properties with a principal structure located less than eight (8') feet from the curb line, the standards set forth in sub-section 25-8.27(c)(19) shall apply;
- (5) Must be removed from the premises within seven days after the property is sold or leased; and
- (6) Use of the word "sold" or any other notation to indicate that the real estate is no longer on the market is specifically prohibited.

*[All other provisions remain unchanged]*

**SECTION THREE:** Any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

**SECTION FOUR:** If any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

**SECTION FIVE:** This Ordinance shall take effect immediately upon its passage and adoption according to law.