



Brick Township
Division of Inspections/Code Enforcement
401 Chambers Bridge Rd
Brick Township, NJ 08723

Violation # CVIO-22-00637

Notice of Violation

Beth Yoon
301 CHAMBERS BRIDGE RD.
Brick Township NJ

- ☐ Issued to Owner
☒ Issued to Tenant

Re: 301 CHAMBERS BRIDGE RD.
Bldg-36 Sawmill Road, Lebanon NJ
Block 702 Lot 5 Qual

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Inspection Date: 5/27/2022

Violations to be Abated by: 6/3/2022

The following violation(s) were found

Section 245-314

Title Prohibited, exempt and permitted signs.

A. Prohibited signs. [Added 4-25-2004 by Ord. No. 354-2M-00]

- (1) All signs not specifically permitted are prohibited.
- (2) No sign shall be maintained where by reason of its position, size, content or color, it may, in the opinion of the Chief of Police, obstruct, impair, obscure, interfere with the view of, or be confused with, any traffic control sign, signal or device, or where it may interfere with, mislead or confuse the public.
- (3) No sign which uses the words "Stop," "Look," "Caution," "Danger," or any similar wording which may confuse or mislead the public shall be permitted.
- (4) Advertising flags, banners, pinwheels. No advertising flags, banners, pinwheels, portable signs, or similar advertising devices shall be permitted, except as prescribed elsewhere in this chapter.
- (5) Animated or moving signs. No animated, flashing or moving signs shall be permitted except for the required movement of time and temperature displays and as prescribed elsewhere in this chapter.
- (6) Painted signs. No sign may be painted directly on the surface of any building facade, wall, fence or similar structure.
- (7) Sparkling and glittering signs. No sign may utilize reflection enhanced or fluorescent colors or contain any material which sparkles reflects or glitters; however nothing herein is intended to prohibit the use of reflective paint on signs directing traffic or identifying various locations within a property.
- (8) Commercial outdoor advertising signs, or bill boards or other signs which are not expressly and directly related to the business being conducted on the premises on which they are located and are not expressly validated elsewhere in Part 2 of this chapter.
- (9) No sign shall be affixed to any roof, tree, fence, utility pole, or similar structure nor displayed upon motor vehicles which are continually or repeatedly parked in a conspicuous location to serve as a sign.

B. Exempt signs. [Added 4-25-2004 by Ord. No. 354-2M-00]

- (1) Governmental signs; erected or authorized by a governmental unit.
- (2) Nameplate signs in residential zones, provided that such signs are limited to no more than one facade or ground-mounted sign per occupancy; are no more than 150 square inches in area; and, if ground mounted, are no more than three feet in height.
- (3) Warning signs, provided that such signs are limited to no more than two facade or ground-mounted signs per occupancy; are no more than three square feet in area each; are nonilluminated; and, if ground mounted, are no more than three feet in height.
- (4) Construction signs, provided that such signs are limited to no more than one facade or ground-mounted sign per parcel; are no more than 32 square feet in area; are nonilluminated; and are maintained for no more than 14 days following the conclusion of the construction in question.
- (5) Temporary window-mounted signs, provided that the area of window-mounted signs displayed does not exceed 50% of the area of the window on which they are mounted and that no window sign shall project over, occupy or obstruct any window surface required for light or ventilation.
- (6) On-site informational signs, provided that each sign is limited to a window, facade or ground-mounted sign and no more than two square feet in area and not more than seven feet in height above grade. The sign may include a business name or logo but shall not include any advertising message. In locations where more than one business shares a common vehicular access, signs marking entrances and exits shall contain only the name of the shopping or business center. Multiple signs identifying each tenant or use are specifically prohibited.
- (7) Flags and emblems of a government, civic, philanthropic, educational, or religious organization, provided that the number is limited to one of each type of flag or emblem, and is displayed, in the opinion of the Municipal Planner, in such a manner that gives recognition and respect to the organization that the flag or emblem represents. In the matter of the United States Flag, it should be displayed in accordance with the congressional Act "Flag Code" (4 U.S.C. §§ 4-10) of the United States Congress which regulates the flying of our National Symbol.
- (8) Private sale and event signs, provided that such signs are no more than six square feet in area; are located entirely on the premises where such sale or event is to be conducted or on other private property pursuant to the owners consent; are clearly marked with the name, address and telephone number of the person responsible for the removal of such sign; are not erected more than 36 hours in advance of such sale or 45 days in advance of such event; and are removed on the day following the conclusion of the event or sale. No more than four signs may be placed on any business property nor more than one on any residential property.
- (9) Traffic signs and signals. Temporary or permanent traffic signs and signals installed or authorized by the Township, county or state for the purpose of directing and regulating the flow of traffic.
- (10) Public transportation signs. Signs indicating public transportation stops when installed or authorized by the Township or a public transportation authority or agency.
- (11) Sign on machines. Signs which are an integral part of vending machines, including gasoline pumps and ice machines, provided that they do not collectively exceed six square feet in area per machine.
- (12) Interior signs. Signs which are located within buildings and are not visible from a street or public

parking facility.

(13) Historical or architectural designation signs, provided that such signs are limited to no more than one facade or ground-mounted sign per occupancy; are not more than six square feet in area; are not illuminated and contain no commercial advertising.

C. Permitted signs.

(1) The following signs are permitted in all zoning districts:

(a) One nonilluminated, temporary ground sign pertaining to the lease, rental or sale of the same lot or building upon which it is placed, and not exceeding four square feet in area on any one side, provided that such sign is erected or displayed not less than five feet inside of the property line. This sign must be removed from the premises within seven days after the property is sold or leased. Not more than one sign shall be permitted for each street contiguous to the premises.

(b) One nonilluminated, temporary ground directional sign indicating the location of and direction to premises available for lease, rent or sale and in process of development, having inscribed thereon the name of the owner, developer, builder or agent, may be erected and maintained, provided that:

[1] The size of any such sign shall not exceed 20 square feet in area on any one side. [Amended 8-25-1992 by Ord. No. 354-2C-92]

[2] Not more than three such signs shall be erected for any one development.

[3] It is removed within 30 days after all units are leased or sold.

(c) Parking lot markers, permanent directional signs, traffic control signs and entrance or exit signs may be erected on the same premises as the use to which they apply, provided that each such sign does not exceed three square feet in area. [Amended 8-25-1992 by Ord. No. 354-2C-92; 11-24-1992 by Ord. No. 354-2D-92]

(d) (Reserved)EN

(2) The following signs are permitted in residential zoning districts:

(a) One illuminated wall or ground identification sign not exceeding four square feet in area, provided that such sign is erected or displayed not less than five feet inside the property line. [Amended 8-25-1992 by Ord. No. 354-2C-92]

(b) For churches, one ecclesiastical changeable letter ground sign which may be illuminated, not over 10 square feet in area, referring to services and events to be held on the premises, provided that such sign is erected or displayed not less than five feet inside of the property line.

(c) One nonilluminated identification ground sign may be erected for any conditional use in the residential zones in which it is permitted. Such sign shall not exceed 25 square feet in area on either side nor a height of 12 feet, provided that such sign is erected or displayed not less than 10 feet inside the property line. [Amended 8-25-1992 by Ord. No. 354-2C-92]

(d) Multiple-family dwelling structures may erect one illuminated wall identification sign not exceeding 10 square feet in area or one illuminated ground identification sign not exceeding 25 feet in area on either side nor a height of 12 feet, provided that such sign is erected or displayed not less than 10 feet inside the property line. [Amended 8-25-1992 by Ord. No. 354-2C-92]

(e) In a marina or boatyard, all signs permitted in the B-1 Business and O-P Office Professional Zones as set forth in Subsection C(3)(a) below. [Added 6-11-2001 by Ord. No. 354-2II-01]

(3) Signs permitted in the B-1 Business and O-P Office Professional Zones: [Amended 8-25-1992 by Ord. No. 354-2C-92]

(a) One of the following signs may be permitted on each building or each portion of a building occupied by separate commercial enterprises:

[1] One identification wall sign may be erected on one facade of a building, provided that the sign shall not exceed an area equal to 15% of the area of the facade upon which it is erected. In the case of a commercial use located on the ground floor of a multistory building, only the first floor facade area shall be used for the purpose of calculating the permissible sign area. The sign may be illuminated.

[2] One identification projecting sign which does not exceed a total of 12 square feet in area on either side. The sign may be illuminated.

[3] One nonilluminated identification ground sign may be erected not exceeding 25 square feet in area on either side nor a height of 12 feet, provided that such sign is erected or displayed not less than 10 feet inside the property line.

(b) In buildings occupied by three or more commercial activities, one illuminated directory of occupants sign not exceeding eight square feet in area on either side may be permitted. The sign may be illuminated. The sign shall be a wall sign.

(4) The following signs are permitted in the B-2 Business and OPT Zones: [Amended 8-25-1992 by Ord. No. 354-2C-92]

(a) One of the following signs may be permitted on each building:

[1] One identification wall sign may be erected on one facade of a building, provided that the sign shall not exceed an area equal to 15% of the area of the facade upon which it is erected. In the case of a commercial use located on the ground floor of a multistory building, only the first floor facade area shall be used for the purpose of calculating the permissible sign area. The sign may be illuminated.

[2] One identification projecting sign which does not exceed a total of 12 square feet in area on either side. The sign may be illuminated.

(b) One identification ground sign which does not exceed a total of 50 square feet in area on either side nor exceed a height of 25 feet. The sign may be illuminated, but shall not be located closer than 10 feet to any property line.

(c) In buildings occupied by three or more commercial or industrial activities, one illuminated directory of occupants sign not exceeding eight square feet in area on either side may be permitted. Such sign may be erected as a wall, projecting or ground sign, provided that not more than one projecting or ground sign shall be permitted on any building.

(5) The following signs are permitted in the B-3 and B-4 Business Zones: [Amended 5-22-1984 by Ord. No. 354-2WW-84; 8-25-1992 by Ord. No. 354-2C-92]

(a) The following signs may be permitted on each building or each portion of a building occupied by separate commercial enterprises:

[1] One identification wall sign may be erected on one facade of a building, provided that the sign shall not exceed an area equal to 15% of the area of the facade upon which it is erected. In the case of a commercial use located on the ground floor of a multistory building, only the first-floor facade area shall be used for the purposes of calculating the permissible sign area. The sign may be illuminated.

[2] One identification projecting sign which does not exceed a total of four square feet in area on either side. The sign may be illuminated.

(b) In a proposed development in the B-3 Zone, an identification ground sign not greater than 50 square feet in area on either side, having a height not greater than 25 feet, which designates the name of the center or its occupants, or both, may be erected. Such sign may be illuminated but shall not be located closer than 25 feet to any property line.

(c) In a planned shopping center, one identification ground sign not greater than 200 square feet of area on either side and having a maximum height of 25 feet which designates the name of the center, its occupants, or both may be erected for each 500 feet of frontage, provided that such signs are located at least 300 feet apart. The area of the sign may be increased by one square foot on each of two sides for every 1,500 square feet by which the area of the principal building exceeds 60,000 square feet. Such sign may be illuminated but shall not be located closer than 50 feet to any property line nor closer than 200 feet to a residential zone. [Amended 4-25-2000 by Ord. No. 354-2M-00]

(6) The following signs are permitted in the M-1 Industrial Zone: [Amended 8-25-1992 by Ord. No. 354-2C-92]

(a) One of the following signs may be permitted on each building:

[1] One identification wall sign may be erected on one facade of a building, provided that the sign shall not exceed an area equal to 15% of the area of the facade upon which it is erected. In the case of a commercial use located on the ground floor of a multistory building, only the first-floor facade area shall be used for the purpose of calculating the permissible sign area. The sign may be illuminated.

[2] One identification projecting sign which does not exceed a total of 12 square feet in area on either side. The sign may be illuminated.

(b) One identification ground sign which does not exceed a total of 50 square feet in area on either side nor exceed a height of 15 feet. The sign may be illuminated, but shall not be located closer than 10 feet to any property line. [Amended 11-24-1992 by Ord. No. 354-2D-92]

(7) The following signs are permitted in the H-S Hospital Support Zone: [Amended 8-25-1992 by Ord. No. 354-2C-92]

(a) One freestanding sign is permitted per lot for purposes of project identification.

(b) The height of any freestanding sign shall be limited to 15 feet.

(c) Freestanding signs shall be limited to 50 square feet on either side.

Summary of infraction

Signs advertising "We Buy Homes Cash" and "We Buy All Cars" have been affixed to numerous utility poles along Chambers Bridge Road including in front of the Brick Branch of the Ocean County Library. Phones on the signs in question are linked to the website myhomeoffernj.com. Person in question shall remove all signs. Failure to do so will result in Summonses being issued for each sign that is posted with a mandatory appearance in Brick Township Municipal Court and possible fines of up to \$2,000.00 per sign per day.

You may call the Code Enforcement office if you have any further questions concerning this matter at
(732) 262-1010

Bryan Dickerson