

**AN ORDINANCE AMENDING CHAPTER 165, ARTICLE XV, SECTION 103 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF WHARTON, COUNTY OF MORRIS, STATE OF NEW JERSEY**

**BE IT ORDAINED** by the Governing Body of the Borough of Wharton that Chapter 165: Land Use and Development, Article XV: Signs, Section 103 of the revised general ordinances of the Borough of Wharton are hereby amended as follows:

**§ 165-103. Permit required; issuance of permit; fees.**

A. Application.

- (1) No sign shall be erected, altered, located or relocated within the municipality except upon application and the issuance of a permit as hereinafter provided.
  - (a) Application for a permit for residential signs. Application for a permit for a sign for premises used for residential purposes shall be made in writing to the Zoning Officer and presented together with the appropriate filing fee. Such application shall be sufficient to describe the premises and the location at which the sign is to be affixed, together with a rendering of the sign, inclusive of its dimensions, design and color. There shall also be provided a statement as to the means by which said sign shall be constructed on the premises. The Zoning Officer shall act upon such application within 15 days of the receipt thereof.
  - (b) Application for a permit for nonresidential signs. Any sign associated with a change in occupancy or ownership necessitates an application for a sign permit. Application for a permit for a permitted nonresidential sign conforming to the regulations set forth herein shall be made in writing to the Zoning Officer. Such application shall be sufficient to describe the premises and location at which the sign is to be affixed and shall include at minimum the following items:
    - [1] The name and address of the applicant;
    - [2] The name and address of the owner of the premises;
    - [3] A statement as to whether the owner has consented to the application, if the applicant is other than the owner.
    - [4] A rendering to scale of the sign, reflecting its composition, colors, dimensions, elevation from grade level and lighting; the address of the premises; specification and location of all existing signs; the sight distances, in the case of freestanding signs, with relation to access ways to the premises on which such sign is to be located and adjacent premises; the information to be stated on the sign, and the method by which said sign shall be secured.
  - (c) Application for a permit for a sign which does not comply with the provisions of this article shall be submitted to the appropriate approving authority, including any sign associated with a change in occupancy or ownership which does not comply with the provisions set forth herein. Such application shall be in writing and, upon notice and a public hearing where the same is required by law, submitted at least 10 days before the next meeting preceding the succeeding public meeting date of

the appropriate authority, together with a filing fee as hereinafter set forth. Such application shall be in triplicate and accompanied by no less than 15 sketch plats in the case of an application for a freestanding sign, and 15 building elevations where the application is for other than a freestanding sign, each of which shall be drawn to scale and reflect the sign location and designation. In addition, on such drawing or separate sheet, the information set forth in § 165-103A(1)(b) shall be provided.

B. Issuance of permit.

- (1) A permit shall be issued by the Zoning Officer upon the favorable action of the approving authority, subject to any other applicable governmental regulations, or as otherwise provided herein.
- (2) A permit for the replacement of an existing sign may be issued by the Zoning Officer without the necessity of Board approval only upon satisfaction of all of the following conditions:
  - (a) There is no physical alteration or expansion to the existing sign beyond the limits permitted herein;
  - (b) The sign conforms in all respects to the ordinance provisions specified herein; and
  - (c) No other signage is proposed to be added to the premises beyond that which is permitted herein.

C. Exceptions.

- (1) The provisions and regulations of this section concerning permits and fees shall not apply to the following signs:
  - (a) Real estate signs not exceeding 12 square feet in area which advertise the sale, rental or lease of the premises upon which said signs are location only;
  - (b) Residential nameplates identifying a single-family residence and/or street address, not to exceed one square foot in area;
  - (c) Professional nameplates not exceeding two square feet in area for lawful occupants of the premises under the Zoning Ordinance (see Article XI);
  - (d) Bulletin boards or signs not over 16 square feet in area for public, charitable or religious institutions when same are located on the premises of said institutions;
  - (e) A sign identifying the architect, engineer or contractor, when placed upon a work site under construction, not to exceed 16 square feet in area, provided the sign is set back at least 15 feet from the curb and curblines, and provided that same are removed within 24 hours after final certificate of occupancy is issued;
  - (f) Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other incombustible materials;
  - (g) Traffic or other municipal signs, legal notices, railroad crossing signs, danger signs and such temporary, emergency or nonadvertising signs, or signs of any governmental agency deemed necessary to the public welfare;

- (h) Flags of the United States, State of New Jersey or other governmental or quasi-public agencies;
- (i) Holiday decorations and lights on residential premises, no more than 45 days before or 45 days after the holiday;
- (j) Signs erected to control the movement of traffic on a premise, provided the signs shall provide traffic directions only and shall not be used for any advertising purpose. These signs shall not exceed four square feet in area and shall have been approved by the appropriate approving agency; and
- (k) Election or political signs, provided that said signs are placed entirely on private property and do not exceed 12 square feet in area. Signs may not be installed more than 30 days before an election and must be removed within 5 days following the election.

D. Fees.

- (1) At the time of the filing for a permanent sign permit, the applicant shall pay to the Borough of Wharton the following: \$2 per square foot of surface area of sign, computed by one side only for double-faced signs. The minimum fee shall be \$25.
- (2) At the time of the filing for a temporary sign permit, the applicant shall pay to the Borough of Wharton \$25. Temporary signs for and in connection with special events in the community will be issued permits without fee.

E. Business requirements.

- (1) All businesses located in any business zone shall have a sign as defined herein and in compliance with the specifications contained herein.
- (2) Minimum sign requirements for each business are no less than one of the following type: wall sign, awning, canopy, marquee or projecting sign.
- (3) All signs in business zones shall be illuminated beginning at sunset during hours of operation.

**First Reading: December 8, 2025**

**Second Reading: December 29, 2025**

**BOROUGH OF WHARTON**

**ATTEST:**

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**Cheryl Muzzillo,**  
**Deputy Borough Clerk**

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**WILLIAM J. CHEGWIDDEN,**  
**MAYOR**