

TOWNSHIP OF TEANECK

ORDINANCE NO. 4176

AN ORDINANCE AMENDING ARTICLE III AND ARTICLE V OF CHAPTER 33, DEVELOPMENT REGULATIONS, OF THE CODE OF THE TOWNSHIP OF TEANECK, RESPECTING "OPEN HOUSE" SIGNS

BE IT ORDAINED by the Township Council of the Township of Teaneck, Bergen County, New Jersey, as follows:

SECTION 1. Subparagraph e of Paragraph (2) of Subsection (c), Signs and Canopies, of Section 33.18, Standards and Specifications, of Article II, Site Plan, of Chapter 33, Development Regulations, of the Code of the Township of Teaneck, is hereby amended to read as follows:

- e. In the case of "open house" signs, the following criteria shall apply:
1. In addition to a "for sale" or "for rent" sign, temporary "open house" real estate signs may be displayed on the day of the open house from 11:00 a.m. to 6:00 p.m.
 2. "Open house" signs may be located within the public right-of way, but not upon or within the travel portion of any street or sidewalk, within a required sight triangle as outlined and defined in Section 33-15(n)(1), (2) and (3) hereof, or on any pole, tree, fire hydrant, traffic or parking sign, public waste receptacle, bus shelter or other structure located within the public right-of-way.
 3. "Open house" signs must be of a sound construction such as metal "A" frame design, or metal staked sign, with maximum face size of two (2) feet by two (2) feet. The signs must identify the real estate broker sponsoring the open house and include the broker's address and telephone number.
 4. The real estate broker sponsoring the open house shall be responsible for complying with the provisions of this subparagraph, particularly the installation and removal of the sign at the designated times provided for above.
 5. The real estate broker sponsoring the open house shall file with the Township Clerk, prior to the placement of any "open house" signs upon the public right-of-way, a certificate of insurance evidencing that liability insurance is in effect in an amount of not less than \$1,000,000 and naming the Township as an additional insured, issued by an insurance company authorized to do business within the State of New Jersey. In addition, such broker shall sign and file with the Clerk an indemnification and hold harmless agreement, of a form acceptable to the Township Attorney, agreeing to indemnify and hold harmless the Township of Teaneck, its officers, elected officials, agents, employees and assigns, from any and all

claims, suits, or causes of action for damages or injuries resulting from the placement of such open house signs upon the public right-of-way.

6. Any violation of the provisions of this subparagraph shall be punishable under the general violation provisions of this Code (Sec. 1-6).

SECTION 2. Paragraph (2) of Subsection (b) of Section 33-27, Signs, of Article V, Zoning, of Chapter 33, Development Regulations, of the Code of the Township of Teaneck, is hereby amended to read in full as follows:

(2) In the case of "open house" signs, the following criteria shall apply:

1. In addition to a "for sale" or "for rent" sign, temporary "open house" real estate signs may be displayed on the day of the open house from 11:00 a.m. to 6:00 p.m.
2. "Open house" signs may be located within the public right-of way, but not upon or within the travel portion of any street or sidewalk, within a required sight triangle as outlined and defined in Section 33-15(n)(1), (2) and (3) hereof, or on any pole, tree, fire hydrant, traffic or parking sign, public waste receptacle, bus shelter or other structure located within the public right-of-way.
3. "Open house" signs must be of a sound construction such as metal "A" frame design, or metal staked sign, with maximum face size of two (2) feet by two (2) feet. The signs must identify the real estate broker sponsoring the open house and include the broker's address and telephone number.
4. The real estate broker sponsoring the open house shall be responsible for complying with the provisions of this subparagraph, particularly the installation and removal of the sign at the designated times provided for above.
5. The real estate broker sponsoring the open house shall file with the Township Clerk, prior to the placement of any "open house" signs upon the public right-of-way, a certificate of insurance evidencing that liability insurance is in effect in an amount of not less than \$1,000,000 and naming the Township as an additional insured, issued by an insurance company authorized to do business within the State of New Jersey. In addition, such broker shall sign and file with the Clerk an indemnification and hold harmless agreement, of a form acceptable to the Township Attorney, agreeing to indemnify and hold harmless the Township of Teaneck, its officers, elected officials, agents, employees and assigns, from any and all claims, suits, or causes of action for damages or injuries resulting from the placement of such open house signs upon the public right-of-way.
6. Any violation of the provisions of this subparagraph shall be punishable under the general violation provisions of this Code (Sec. 1-6).

SECTION 3. Prior Inconsistent Ordinances Superseded

All ordinances or parts of ordinances contrary to or inconsistent with this ordinance are hereby superseded.

SECTION 4. Invalidity

If any section or provision of this Ordinance be adjudged invalid or unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the same shall not affect the validity of the ordinance as a whole or any other section or provision hereof.

SECTION 5. Effect

This Ordinance shall take effect 20 days following passage and publication, or otherwise as provided by law.

MICHAEL KEVIE FEIT, Mayor

ATTEST:

LISSETTE APORTELA-HERNANDEZ,
MPA, RMC Municipal Clerk

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