

**TOWNSHIP OF SADDLE BROOK**

**COUNTY OF BERGEN**

**ORDINANCE NO. 1794-25**

**AN ORDINANCE ESTABLISHING TIME, PLACE AND MANNER RESTRICTIONS FOR  
TEMPORARY SIGNS ON PRIVATE PROPERTY**

**SECTION 1. AUTHORITY AND TITLE.**

This ordinance is enacted pursuant to the municipal authority granted under N.J. Stat. Ann. Sc. 40:48-1(13), which provides that a municipality may make and enforce ordinances to regulate and control the construction of buildings and structures of every kind within the municipality. This ordinance shall be known as the "Temporary Sign Regulation Ordinance".

**SECTION 2. FINDINGS AND PURPOSE.**

The Township Council hereby finds and declares:

1. The regulation of temporary signs on private property serves legitimate governmental interests in preserving aesthetics, promoting traffic safety and maintaining property values, which are recognized as valid municipal objectives.
2. While municipalities are precluded by the First Amendment from total prohibition of an individual's freedom of political expression through signs on private property, municipalities may control such signs by reasonable limitations relating to size and location.
3. Time, place and manner restrictions on signs are constitutionally valid provided they satisfy three criteria: (a) they are justified without reference to the content of the regulated speech; (b) they are narrowly tailored to serve a significant governmental interest; and (c) they leave open ample alternative channels for communication.
4. Municipal ordinances must bear a real and substantial relationship to the regulation of land within the municipality.
5. The municipality must articulate tangible, specific objectives for restrictions on signs and must demonstrate that particular restrictions relate to stated goals of preserving aesthetics and property values.

**SECTION 3. DEFINITIONS.**

For purposes of this ordinance:

1. "TEMPORARY SIGN" means any sign, banner, poster or similar display device intended for display for a limited period of time, including but not limited to political signs, real estate signs, event signs and construction signs.
2. "PRIVATE PROPERTY" means any real property within the Township that is not owned or controlled by a governmental entity.

3. "DISPLAY PERIOD" means the total time during which a temporary sign is erected, posted or otherwise displayed on any property.

#### **SECTION 4. TIME PLACE AND MANNER RESTRICTIONS.**

The following content-neutral restrictions shall apply to all temporary signs on private property:

1. Size Limitations: No temporary sign shall exceed nine (9) square feet in area, with no single dimension exceeding eight (8) feet.

2. Time Limitations:

(a) Temporary signs may be displayed for a maximum period of sixty (60) consecutive days.

(b) Political signs may be displayed beginning sixty (60) days before an election and must be removed within seven (7) days after the election.

(c) Real estate signs may remain displayed during the active marketing period of the property.

3. Placement Requirements:

(a) Signs must be setback at least ten (10) feet from any property line.

(b) Signs shall not obstruct sight lines at intersections or driveways.

(c) Signs shall not be placed in required parking areas or landscaped areas.

(d) Maximum height shall not exceed six (6) feet above ground level.

4. Number of Restrictions: No more than five (5) temporary signs may be displayed per property at any given time.

5. Safety Requirements. All signs must be securely anchored and maintained in good repair to prevent hazards to public safety.

These restrictions are narrowly tailored to serve significant governmental interests in traffic safety, aesthetic preservation and property value protection, while leaving one ample alternate channels for communication.

#### **SECTION 5. PROHIBITED LOCATIONS**

Temporary signs are prohibited in the following locations:

(a) Public rights-of-way

(b) Utility easements and poles

(c) Areas that obstruct pedestrian or vehicular traffic

(d) Locations that violate sight triangle requirements

#### **SECTION 6. PERMIT REQUIREMENTS**

(a) No permit shall be required for temporary signs complying with all provisions of this ordinance.

(b) Signs exceeding the dimensional or time limitations set forth herein may be permitted through a special permit process, subject to demonstration that such signs serve compelling municipal interests and are tied to uses permitted in the applicable zone.

#### SECTION 7. NOTICE AND ENFORCEMENT.

(a) Due notice of this ordinance shall be given to the public by placing signs at appropriate locations and briefing provisions according to applicable specifications.

(b) Any temporary sign not in compliance with this ordinance constitutes a violation subject to municipal enforcement action.

(c) The municipality may remove non-compliant signs after providing forty-eight (48) hours written notice to the property owner, except where signs pose an immediate safety hazard,

**SECTION 8. PENALTIES.** Violations of this ordinance shall be subject to fines not exceeding \$500 for the first offense and \$1,000 for subsequent offenses, with each day of continued violation constituting a separate offense.

**SECTION 9. CONSTITUTIONAL COMPLIANCE.** This ordinance is intended to impose reasonable time, place and manner restrictions that are content-neutral, narrowly tailored to achieve significant governmental interests, and preserve ample alternative channels for communication. The restrictions focus on the location and manner of expression rather than content.

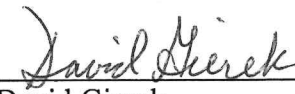
**Severability.** All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected,


**Effective Date.** This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.

ATTEST:

  
Peter Lo Dico, Township Clerk

APPROVED  
TOWNSHIP OF SADDLE BROOK

  
David Gierek  
Council President

  
Mayor Robert D. White

Introduced: December 4, 2025

Adopted: December 29, 2025