BOROUGH OF ALLENDALE
Zoning Office
500 W. Crescent Ave
Allendale, NJ 07401
201-818-4410 x201
FAX: 201-818-5062

REAL ESTATE SIGN PERMIT APPLICATION

(Sale or Rental---Residential or Commercial)

This application is for a permit to post a temporary real estate sign. The applicant agrees to comply with the requirements for such signs in accordance with the Code of the Borough of Allendale New Jersey. All Real Estate "For Sale" Sign Applications must include a copy of the listing for that property.

Sign Location: (Address)_____

Block: _____Lot:_____ Qualifier: _____

Owner Name: _____Realtor/Agent Name: _____

Owner's Telephone: _____Realtor/Agent Phone: _____

Sign Description: For Sale: ( ) For Rent: ( )

NOTE: All real estate/temporary signs MUST have a setback of at least 15 feet from the curb or street line and must be removed within ten (10) days of the sale or rental. Real estate sign permits are valid for six (6) months after which they must be renewed. See opposite side for applicable requirements

I agree to comply with requirements governing Real Estate signs as stated in the Code of the Borough of Allendale New Jersey. I also understand that each violation of the "sign Code" is subject to a $1,000.00 Violation Fee for each day the violation exists. I acknowledge receiving a copy of the applicable sign ordinances.

Applicant Signature: _____ **Date:** _____

Fee of $45.00 paid with check No._____ or Cash_____

Received by: _____ PERMIT NO:_____

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BOROUGH OF ALLENDALE REAL ESTATE SIGN PERMIT FEE RECEIPT

Applicant Name: _____ **Date:** _____

Fee of $45.00 paid with check No._____ **or Cash**_____ **PERMIT NO:**_____

Received by: _____

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ALL SIGNS MUST CLEARLY DISPLAY THE PERMIT STICKER ISSUED BY THE BUILDING DEPARTMENT. YOU ARE IN VIOLATION OF BOROUGH ORDINANCE IF THE STICKER IS NOT CLEARLY DISPLAYED AND YOU WILL BE SUBJECT TO A SUMMONS

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270-20. Signs. [Amended 5-27-1982]

G. Temporary signs. [Amended 8-27-1987; 9-27-1990]

(1) Temporary signs are subject to the following regulations:

(a) Real estate "For Sale"/"For Rent" signs. One sign per lot is permitted to advertise the sale or rental of the premises upon which it is located by the owner or by a real estate agent or broker. This sign is not to exceed an area of six square feet and shall be removed seven days after the execution of a contract (NOT a closing) or the expiration of the listing agreement. In the event that the contract is voided or canceled within 60 days, the sign may be placed back on the property without an additional fee. All "for sale"or "for rent" signs shall be set back at least 15 feet from the curbline and shall not, under any circumstances, block the vision of the driver of an automobile.

(b) Real estate "open house" signs. The owner of a residential home which is being offered for sale may erect, in addition to a "for sale" sign, an "open house" sign. Only one "open house" sign will be permitted on the property and shall be placed no sooner than one hour before the beginning of the scheduled open house and removed immediately upon its conclusion. "Open house" signs shall not be permitted on county roads, state highways and other major arteries or any street in the Borough of Allendale.

(c) In residential zone districts where an area has been subdivided and five or more newly constructed residences are offered for sale, a temporary sign may be erected on one lot of the subdivision to advertise it. The sign shall not be larger than 36 square feet. Permits for signs permitted by this subsection are required and shall be issued for periods of one year and may be renewed as provided in Subsection B for a total not to exceed three years.

(d) During the construction, alteration or renovation of a building or driveway or during property landscaping in any zone, temporary signs advertising the names of contractors, subcontractors or professionals employed in such construction, alteration, renovation or landscaping shall not be permitted. [Amended 9-28-2000]

(e) Upon written application by a nonprofit organization, the Mayor and Council may instruct the Construction Code Official to issue a permit without fee for the erection of a temporary sign or of a display banner for a period not to exceed two weeks in connection with an event sponsored by said nonprofit organization. Such permit shall not be issued more often than twice in any twelve-month period to any one organization.

(f) Signs for garage sales, lawn sales, attic sales, rummage sales, flea market sales or tag sales (collectively "garage sales") No such signs shall be posted on structures such as telephone poles, street signs, trees or fences. Notwithstanding anything else contained in this chapter, the Police Department shall enforce these regulations relating to garage sale signs. [Added 3-28-1996]

(2) Fees and fines. There shall be a fee of $45.00 for a permit to erect a real estate sign sign. However, no such fee or permit shall be required for garage sale signs. There shall be a fine of $1,000 imposed upon the property owner or the owner's agent or applicant for any violation of the regulations which apply to the temporary signs. A fine of $1,000 shall be imposed for each and every day the violation continues to exist. Permits issued for temporary signs shall be issued for a period not to exceed six months or when the reason for the issuance of the permit no longer exists or is otherwise described herein, whichever is shorter.