

**ORDINANCE NO. 2026-05**

**AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF LOPATCONG,  
CHAPTER 243, ZONING AND LAND USE, ARTICLE X, SIGN REGULATIONS**

**WHEREAS**, the Township Council wish to amend the Zoning Code regarding digital signage.

**NOW THEREFORE, BE IT ORDAINED**, by the Council of the Township of Lopatcong, County of Warren, and State of New Jersey, as follows:

**Section 1.** The Code of the Township of Lopatcong, Chapter 243, Zoning and Land Use, Article X, General Regulations, Section 55, is hereby amended as follows. Added text is underlined, and text being eliminated is ~~struck through~~.

**Digital Signage**

§ 243-55 Signs permitted in nonresidential zones.

The aggregate area of all business signs placed or inscribed on the front facade of a building and freestanding business signs shall not exceed two square feet for each one foot of width of the front facade of the building. In any case, the aggregate area of such signs shall not exceed 100 square feet, except that for structures containing several tenants, a separate sign area may be computed for each ground-floor tenant based upon the front facade width of the tenant.

- A. One freestanding sign shall be permitted for each lot. Such sign shall not exceed 25 square feet in area, plus five square feet for each separately operated use or activity in the lot, if there is more than one. In no case shall any sign exceed 100 square feet in area. Such signs shall be located at least 20 feet from a street or property line and in accordance with all regulations of site plan review. Such signs may be illuminated by nonflashing light.

***(1) Freestanding signs may include digital messaging signage, as follows:***

- (a) All signs shall incorporate ambient light sensor technology that automatically adjusts the sign's brightness based on ambient light conditions***
- (b) Digital messaging shall be turned off between the hours of 9 PM and 7 AM, or outside of normal business hours, whichever is more permissive.***
- (c) The illuminance of a digital sign shall not exceed 0.3 footcandle of light above the ambient light levels measured 150 feet from the source;***
- (d) A digital sign may have changeable copy, provided that such message or copy shall not change more than once every ten seconds, and all message or copy changes shall be instantaneous; there shall be no scrolling, fading, animated, flashing or moving messages or copy.***
- (e) Such signs shall not have white illuminated backgrounds.***
- (f) The digital sign shall not advertise or promote goods or services not sold or offered on the premises where the sign is located. Digital billboards are prohibited. Announcement of special community activities or events are permitted.***

- (g) Any property within 200 feet of a residential property or zone shall require minor site plan approval from the Planning Board. Screening of any digital sign shall be provided by a minimum 10 foot wide landscape buffer to prevent glare from any adjacent residential property, subject to Planning Board approval.
- (h) Changing an existing non-illuminated sign to digital sign shall be considered a new sign. An application must be submitted to the Zoning Officer for a new sign permit.
- (i) Digital signs may not be building-mounted.

B. One non-digital sign may be placed or inscribed upon the front facade of a building for each permitted use or occupant. Such sign may be illuminated by nonflashing light.

**Section 2.** The Code of the Township of Lopatcong, Chapter 243, Zoning and Land Use, Article II, Terminology, is hereby amended as follows. Added text is underlined, and text being eliminated is ~~struck through~~.

§ 243-5 Definitions

**SIGN, DIGITAL**

**Signs that use changing light intensity, LED/LCD technology, or electronic screens to display static or animated messages, images, or symbols.**

**Section 3.** Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Lopatcong inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

**Section 4.** If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

**Section 5.** This ordinance shall take effect as required by law.

NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Council of the Township of Lopatcong held on Wednesday, May 6, 2026 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township Council to be held on Wednesday, June 3, 2026 at 7:30 PM or as soon thereafter as the Township Council may hear this Ordinance at the Municipal Building located at 232 So. Third St., Phillipsburg, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

Margaret B. Dilts, MMC