

10 Rooney Circle Office / Municipal Use District

Purpose:

To allow for the continuation of office uses and provide a future opportunity to relocate or expand municipal services to the area. A mix of leasable office space, municipal office space, and other municipal or public uses is anticipated. The district is approximately 5.2 acres in area.

Principal Permitted Uses:

- Offices
- Public / Municipal facilities
- Libraries
- Billboards subject to the following:
 - Compliance with the State Roadside Sign Control and Outdoor Advertising standards at N.J.A.C. 16:41C.
 - Billboards shall be located as close as possible to the property line abutting Interstate 280
 - Billboards shall be oriented to limit views from residential properties. Applicants shall prepare photo-simulations depicting the proposed billboard with a reasonable degree of accuracy from any residential properties within 500 feet of the proposed location and any other locations requested by the Board.
- Wireless telecommunications antennas subject to the following:
 - Billboard operators shall work with the Township to provide an opportunity to display public service messages to the extent feasible
 - Wireless telecommunications antennas shall be permitted to be installed on existing buildings. Freestanding monopoles, towers, or similar structures shall not be permitted.
 - Wireless telecommunications antennas shall not be mounted on a building façade.
 - Antennas and other typical accessory components (i.e. equipment shelters, generators, etc.) shall be located on the building roof setback from the edge of the roof a distance equal to the height of the installation or obscured from view by a parapet wall or similar shielding installation that is designed to match the style and color of the building.
 - The height of a wireless communications antenna shall not extend more than ten (10') feet from roof level.
 - Small cell node antennas may be mounted on utility or light poles provided the design blends