

ORDINANCE O.2235-2024

AN ORDINANCE AMENDING CHAPTER 37 ENTITLED “ZONING,” SECTION 61.3 ENTITLED “OUTDOOR LIGHTING” OF THE CODE OF THE TOWNSHIP OF EDISON, IN THE COUNTY OF MIDDLESEX, NEW JERSEY

WHEREAS, the Township of Edison (hereinafter referred to as the “Township”) is a public body corporate and politic in the County of Middlesex, State of New Jersey; and

WHEREAS, the Township Council (“Council”) of the Township of Edison has received numerous complaints regarding over-illumination of new residential buildings and subsequent light trespass complaints from residents of the Township; and

WHEREAS, the Council has determined that it is in the best interest of Township residents to minimize light trespass and nuisance light from spilling over onto residential properties.

NOW, THEREFORE BE IT ORDAINED, by the Township Council of Edison Township that Chapter 37, Section 61.3 “Light Trespass (Nuisance Light)” of the Township Code be and is hereby amended to read as follows:

Deletions are noted by ~~strike throughs~~
Additions are indicated in **bold underline**
Language that remains unchanged is not highlighted in anyway

SECTION I

§ 37-61.3 Light Trespass (Nuisance Light).

All light fixtures, except street lighting ~~and those used on one or two family dwellings~~, shall be designed, installed and maintained to prevent light trespass, as specified in paragraphs a. and b. below.

- a. At a height of five (5) feet above the property line of subject property, illuminations from light fixtures shall not exceed 0.1 foot-candles in a vertical plane on residentially zoned property.
- b. Outdoor light fixtures properly installed and thereafter maintained, shall be directed so that there will not be any objectional direct glare source visible from any property.

Note: Light fixtures near adjacent property may require special shielding devices to prevent light trespass.

- c. **To minimize light trespass, soffit lighting is prohibited above the height of the first floor on the side yard of any residential dwelling.**

SECTION II

SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance, which shall otherwise remain in full force and effect.

SECTION III

REPEALER. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION IV

EFFECTIVE DATE. This ordinance shall take effect immediately upon this passage and publication in accordance with the law.

FIRST READING	September 25, 2024
FINAL READING	October 9, 2024