

*Township of Howell, NJ
Thursday, May 7, 2015*

Chapter 188. Land Use

Article IV. Standards of Performance

§ 188-18. Glare.

No use shall direct or reflect a steady or flashing light beyond its lot lines. Exterior lighting and lighting resulting from any manufacturing or assembly operations shall be shielded, buffered and directed as approved on the site plan so that any glare, direct light or reflection will not interfere with the normal use of nearby properties, dwelling units and streets.

§ 188-22. Lighting.

All area lighting shall provide for lights focused downward, translucent fixtures and shielding, or such other light orientation and shielding to prevent light spillage off the site. The light intensity provided at ground level shall be a minimum of 0.3 footcandle anywhere and shall average a maximum of 0.5 footcandle over the entire area. The light source shall comply with the heights for the residential and nonresidential design standards. For each fixture and lighted sign, the total quantity of light radiated above a horizontal plane passing through the light source shall not exceed 7 1/2% of the total quantity of light emitted from the light source. Any outdoor lighting shall be shown on the site plan in sufficient detail to allow determination of the effects at the property line and on nearby streets, driveways, residents and overhead sky glow. The objective of these qualifications is to minimize undesirable off-site effects. No light shall shine directly into windows or on streets and driveways in such a manner as to create a nuisance or interfere with or distract driver vision. To achieve these requirements, the intensity of such light source, light shielding and similar characteristics shall be subject to site plan approval.