



An
Introduction
to the

Design
Standards
for
Maplewood
Village

Article I. Maplewood Village

§ 237-9.1 Design criteria.

Except as otherwise set forth herein, all provisions of the Zoning and Development Regulations of the Township of Maplewood and the Code of the Township of Maplewood shall govern.

A. Definitions. As used in this section, the following terms shall have the meanings indicated:

ARCHITECTURAL FEATURES/ELEMENTS

Those portions of a building or structure that account for its unique style and character, including roof line, entrances, fenestration and decorative details, such as cornices, brackets, balustrades, friezes, moldings, pilasters, sills, lintels, etc.

ARCHITECTURAL INTEGRITY

An appearance that retains the architectural features/elements of a building and conforms to the requirements for visual compatibility, massing, proportion and scale, proportion of facades, character of facades and proportion of openings.

BANNER

A graphic on a lightweight material either enclosed or not enclosed in a rigid frame and secured or mounted to allow movement caused by the atmosphere.

BUILDING MASS

The three-dimensional bulk of a structure: height, width and depth.

BUILDING PROPORTION

The width-to-height relationship of one building part to another building part or of one building to another.

BUILDING SCALE

The relationship of a particular building, in terms of building mass, to other area buildings.

FACADE

Any exterior building face or wall.

MZDR

MZDR refers to the Municipal Zoning Regulations and is used throughout this document to refer the reader to specific sections of the Municipal Zoning Code.

PLANNING BOARD

The Township of Maplewood Planning Board.

PRINCIPAL FACADE

The facade(s) of a building that front on major streets or which are intended to contain the primary entrance to a building.

PUBLIC NUISANCE

In addition to the items set forth in PM 302.0, "public nuisance" shall include any structure that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant, partially or completely deliberately unrented or unused, or abandoned; damaged by fire to the extent so as not to provide shelter; in danger of collapse or failure; and dangerous to anyone on or near the premises.

SIDEWALK SIGN

A portable, outdoor sign that consists of two sign boards that are hinged together at the top which is carried or moved about without having to detach the sign from a secure anchoring device set in the ground or to a building. Said signs are also known as "A- Frame" signs and sandwich board signs.

SIGN

Any announcement, display or illustration used to advertise or promote the interest of any person or product when the same is placed in a position to be seen by the general public from any street or public way.

SIGN FASCIA

The natural frame created by a building's architectural elements to accommodate a sign without obscuring any doors, windows, transoms, entrances or decorative detail. (See Figure 1.)

STREET FURNITURE

Functional elements of the streetscape, including, but not limited to, curbs, phone booths and other phone installations, lighting fixtures, trash receptacles and benches.

STREET SCAPE

The individual natural and man-made elements that constitute the physical makeup of a street and that, as a group, define its character.

VILLAGE ALLIANCE

The Maplewood Village Special Improvement District, Inc.

VISUAL COMPATIBILITY

The design of buildings which is sufficiently consistent in scale or character and/or sitting with other buildings or man-made or natural elements in the area, so as to avoid abrupt and/or severe differences; and the repair, alteration or renovation of a building in a manner in which such work is consistent with the existing architectural features of a building, its scale, mass, proportions, materials and colors.

WALL GRAPHIC

A sign attached to the surface of, and whose plane is parallel to, the plane of the exterior wall of a building.

WINDOW GRAPHICS:**PERMANENT WINDOW GRAPHIC**

Any sign made of a material other than paper or cardboard that is visible from the window area, or that is applied or adhered directly to the window glazing or etched into that glazing.

TEMPORARY WINDOW GRAPHIC

Any sign visible from the window display area or adhered to window or door glazing, other than permanent window graphics, including community flyers, signs advertising a sale or promotion, or any other Nonprofessionally manufactured sign. All paper and cardboard signs are considered to be temporary window graphics. No temporary graphics may be adhered to the exterior of building.

WORK

Any physical change made to the exterior of a property or structure to increase its value and utility, or to enhance its appearance, including, but not limited to, the following: site work, new construction, additions, alterations, exterior restorations, cleaning, lighting, new or replacement signage, painting, street furniture and landscaping.

ZONING BOARD

The Township of Maplewood Zoning Board of Adjustment.

B. Building design standards.

(1) Style.

- (a) There are no specific "style" requirements for buildings in the District.
- (b) All work performed within the District shall be visually compatible with the existing buildings in the District and must not compromise the architectural integrity of the building upon which the work is being performed.

(2) Materials.

- (a) New construction or additions shall employ materials used in existing structures throughout the District in order to maintain visual compatibility. Such materials include, but are not limited to, wood siding; brick; stucco; stone; painted and non-reflective metals; glass; aluminum; wrought iron; matte finish ceramic; slate and terra cotta.
- (b) In doing repairs or renovations, original materials shall be retained and restored wherever possible. If original materials need to be replaced, they should be replaced with materials of the same design and substance.
- (c) Covering existing building materials with secondary materials for cosmetic or other reasons is prohibited.
- (d) Materials that simulate or imitate other materials are not permitted except in unusual circumstances. Synthetic Stucco is specifically prohibited.
- (e) Reflective materials are not permitted.
- (f) The original finish of masonry facades must be maintained. Masonry that was originally unpainted shall remain so.

(3) Colors.

- (a) Colors shall be visually compatible with that of the materials of the building and adjacent buildings. Original colors on old buildings are preferred where information exists on them.
- (b) All "day-glow" colors are prohibited within the District.

(c) Suggested guidelines for paint color placement:

- [1] Store windows: match trim color.
- [2] Shutters: door color or other dark color which complements wall color.
- [3] Iron work: black or other dark color.
- [4] Cornices: if wood or metal, match trim color.
- [5] Dormer windows: match window color.
- [6] Gutters/downspouts: bronze, copper, green or other dark colors or match trim color.
- [7] Utility equipment, such as permanent (nonwindow) air-conditioning units, including rooftop air-conditioning units visible from the street, fire escapes and other equipment: shall be painted so as to be unobtrusive (i.e., they should match the wall color of the building or be painted dark or gray).
- [8] Security gates: match door or window color.
- [9] Sign panels: field color should be compatible with the color of the surface to which the sign is attached.

(4) Architectural Design

- (a) New construction within the District shall be visually compatible with other structures in the District and shall be constructed of the same, similar or complementary materials.
- (b) Additions to existing buildings shall be visually compatible with adjacent structures. Additions shall incorporate elements similar to the original facade into their design.
- (c) Repairs and restorations of existing buildings.

- [1] All such work shall preserve the architectural integrity of the existing building. Original

building materials and details should be retained and restored in like material and form. When it becomes necessary to introduce new features, they should be visually compatible with the existing features.

- [2] If an earlier improvement to the original structure was not done in a way that respects the architectural integrity of the building or does not maintain visual compatibility with adjacent structures, the incompatible improvement shall be reversed and corrected when alterations/repairs to that component are undertaken.
- (d) Massing. The building and its parts shall appear to be balanced, and the mass of a facade shall not interrupt the continuity of the appearance of the street. Buildings in the District should be broken down into segments having vertical orientation (bays). Buildings shall be visually divided into a base, middle, and top through the use of different materials or other techniques. The base shall not extend higher than 15 feet above the adjacent finished grade.
- (e) Proportion and scale. Buildings with additions and new buildings located on properties less than 125 feet in width shall be in proportion to and of a similar scale to existing buildings in the District. New buildings on properties more than 125 feet in width may be larger in scale than existing buildings. However, such new buildings shall provide varied façade design in accordance with the following:
- [1] A vertical demarcation shall be required at every 50 linear feet or less of building facade. A vertical demarcation having a depth of at least three feet shall be required for every 100 linear feet of building facade.
- [2] Horizontal demarcations shall be required for any building taller than three stories. A horizontal demarcation may be achieved by such elements as a cornice line, one or more upper floors being stepped back from lower floors, a course of brick or stone which projects or is differently colored or differently laid, or a floor (such as the ground floor) which has a different material from the main facade.
- (f) Setbacks. New construction and additions shall maintain the alignment of principal facades at the sidewalk edge or uniform setback lines of buildings on a block, except for buildings fronting on Dunnell Road and Woodland Road which shall have a minimum front setback of ten (10) feet. (See Figure 2.) In no event shall the front yard setback exceed ten (10) feet for buildings fronting on Maplewood Avenue, Baker Street, Highland Place and Inwood Place or twenty-five (25) feet for buildings fronting on Dunnell Road and Woodland Road,
- (g) Roofs. Buildings in the District must have rooflines the same as or similar to those found on adjacent buildings, except for a multi-story building located adjacent to a one-story building. Roofs must be less dominant than walls in the building's total design.
- (h) Proportion of facades. The relationship of the width to the height of the front elevation and its elements shall be visually compatible with that of adjacent buildings in the District.
- (i) Character of facades

- [1] Buildings with expansive blank exterior walls not punctuated by window and door openings, horizontal decorative elements or vertical bays are not allowed in the District.
 - [2] Any facade that faces a public or private parking area or a public alley or other right-of-way, or is visible from a street or railroad, shall utilize the same materials, building design and quality of appearance as a front facade.
- (j) Proportion of openings. The relationship of the width to the height of window proportions on the front elevation shall be visually compatible with surrounding buildings. Window openings should create bays within the principal facade. Buildings with continuous bands of horizontal windows and/or storefront are prohibited. (See Figure 3.)
- (k) Windows and doors. New buildings or additions must maintain a distinction between upper and lower floor windows. The first floor shall be primarily transparent, whereas the upper floor windows' openings shall be smaller.
- [1] For buildings facing Maplewood Avenue, Baker Street, Highland Place and Inwood Place, a minimum of 60% of the storefront area (calculated as the area inside the structural bay) shall be transparent glass. Storefront entrance doors shall be at least 75% transparent glass.
 - [2] Replacement windows. Replacement windows and doors must be of the same size, shape, style, material and construction as the original windows and doors. This includes display windows.
 - [3] Filler strips. Decorative panels or filler strips that reduce the size of original window and door sash openings to accommodate standard-size replacements are prohibited.
 - [4] Display windows and window display areas. All windows exposed to public view shall be kept clean and free of marks and foreign substances. Except when necessary in the course of changing displays, no storage of materials, stock or inventory shall be permitted in window display areas ordinarily exposed to public view. All screening of interiors shall be maintained in a clean and attractive manner and in a good state of repair.
- (l) Shutters. When used, shutters must be the type that, when closed, fully cover the window openings. Nonworking (decorative) shutters are not permitted.
- (m) Electrical wiring. All electrical wiring shall be concealed rather than visible in exposed conduit wherever feasible.
- (5) Grandfathering. When new work on a grandfathered nonconforming component of a building requiring a permit is undertaken, such work voids the legality of the nonconforming component. In other words, if work is proposed on a nonconforming condition, it must be corrected; but nonconforming conditions on which no work is being performed may remain.
- (6) Demolition. In keeping with the preservation element of the Township of Maplewood's Master Plan, which recognizes the need to preserve structures of historical significance, no building within the District shall be demolished without its owner demonstrating significant financial hardship and without having a proposed alternative for new construction (i.e., schematic plans drawn by a licensed architect or engineer) approved by the MVA Design Review Committee and Village Alliance Board and the Planning Board with proof of project financing, i.e., lease agreements, loan agreements, mortgage commitments, etc. Except in instances where the Uniform Construction Code requires the demolition of a fire-damaged building.
- (7) Vacancy. Signage and window display areas on vacant storefronts must be maintained in the same good condition required of occupied properties. Property owners with storefronts vacant for more than 60 days must install a decorative window display approved by the Alliance.

(8) Signage and graphics.

(a) Window graphics.

- [1] [See MZDR § 271-56A, Note A.] Temporary window graphics must be removed within two days after the close of the sale or special event that they advertise and in no event may be displayed for more than 30 days. Accordingly, all temporary window graphics must have a removal date indicated on their backside. Temporary window graphics may not occupy more than 25% of the total window area in which displayed.
- [2] [See MZDR § 271-56I(2).] Temporary window graphics are not debited against the allowable graphic area for wall and ground graphics. The total area occupied by both permanent and temporary window graphics combined shall not exceed 25% of the total area of the window or glazed door in which displayed.
- [3] Except for "For Rent" signs, any temporary sign or other advertising material shall be removed within two days after the expiration of the event, sale or special event and in no event may be displayed for more than 30 days, whichever shall have occurred sooner. "Grand Opening" signs may be displayed for no more than 14 days.
- [4] [See MZDR § 271-56A, Note B.] Permanent window graphics may not occupy more than 25% of the total area of the window in which displayed, including the windows of glazed doors.

(b) Wall graphics.

- [1] [See MZDR § 271-56D(1)] Wall graphics cannot be more than 1.5 feet high and cannot occupy more than 75% of the linear footage of the sign fascia.
- [2] [See MZDR § 271-56D(2).] Wall graphics are permitted within the sign fascia only.
- [3] Wall graphics shall not project more than nine inches from the building wall to which they are affixed, except for projecting signs as permitted below.
- [4] Each establishment shall display a permanent wall graphic, window graphic or awning bearing the name of such establishment.
- [5] Permanent signs are permitted on solid doors as long as they do not exceed 25% of the total area of the door.
- [6] A ground floor use with a secondary entrance facing a public or private parking area or a public alley or other right-of-way shall be permitted to provide additional window or wall graphics on or adjacent to such entrance. Such wall graphics cannot be more than 1.5 feet high and cannot occupy more than 50% of the linear footage of the sign fascia.

(c) Projecting signs. Projecting signs are permitted below the second story, provided that: [1] projecting signs must be securely attached to the building by an ornamental bracket. [2]

No projecting sign may have more than two faces.

- [3] No projecting sign, including brackets, may project more than 30 inches from the building to which it is attached.
- [4] A projecting sign shall not be larger than five square feet in area. Ornamental brackets are not included in this calculation.
- [5] Not more than one projecting sign is permitted for each entrance door.

- [6] The bottom of any projecting sign must be at least 7.5 feet above the ground level; its top may not extend higher than whichever of the following is the lowest: 25 feet above grade; the bottom of the sills of the first level of windows above the ground floor; or the top of an existing sign fascia band or panel.
- [7] Projecting signs may not be directly illuminated by neon or other light sources or illuminated from their interior.
- [8] Projecting signs may not be less than one inch nor more than three inches in thickness.
- (d) Areas of special control (from MZDR § 271-56G). [See MZDR § 271-56G(5)] The following signs, graphics and displays are prohibited:
 - [1] Flashing, "chasing," intermittent or changing color lights, including LED's, fiber optic signs, strobe lights, highway flashers or other "attention getting" optical displays for graphics.
 - [2] Temporary pennants and flags, and permanent pennants, banners, steamers, advertising flags, inflatable objects, twirlers and like objects. Temporary banners are allowed, but must be removed within two days after the close of the sale or special event that they advertise and in no event may be displayed for more than 30 days.
 - [3] Time-and-temperature displays.
- (e) Sidewalk signs. Sidewalk signs are permitted in accordance with the following regulations:
 - [a] A Sidewalk signs are not to exceed 36 inches in height and 24 inches in width. Sign area is calculated on one side only.
 - [b] Glass, breakable materials, paper, laminated paper, vinyl, plastic, PVC pipe frames, or illumination are not permitted materials for sidewalk signs, except when shown to be consistent with the design and merchandise of related storefront.
 - [c] Chalkboards in wood frames are permitted as sidewalk signs. Information conveyed on such signs may only be written in chalk and must change frequently. Marker boards and magnetic lettering are not acceptable.
 - [d] Rectangular signs are required to have an open base, either with wooden cut-outs or legs.
 - [e] One sidewalk sign is permitted per first-floor tenant.
 - [f] Sidewalk signs may not be permanently affixed and must be taken in at the close of business hours each day.
 - [g] A sidewalk sign may only be placed at the entrance to the business displaying it and may not be placed outside the area represented by an extension of each side of the store displaying the sign.
 - [h] There must be a minimum of four feet of unobstructed paved surface for pedestrian traffic between the outside edge of the sidewalk sign and the curb.
 - [i] The placement of sidewalk signs shall not obstruct the vision of vehicular traffic.
- (f) Auxiliary elements.

[1] Awnings. Awnings are permitted within the District.

[a] If used in combination with a permanent wall graphic, lettering on awnings may be no more than 4 1/2 inches in height and must be contained on the awning valance. Lettering on valances must be contained on one line.

[b] Awnings used without permanent wall graphics may have lettering or graphics applied to their sloped portions and or valances. Graphic areas on the sloped portion of the awning are not to exceed 25% of the area of the sloped portion of the awning. Lettering on valances must conform with the standard set forth in the previous subsection.

[c] Style: Extended awnings shall be in the shape of a sloped flat plane. "Bubble" or "waterfall" shaped awnings are prohibited.

[d] Materials: All awnings must be made of fabric. Vinyl and metal awnings are not permitted.

[e] Colors: Colors shall conform to the general building color guidelines (see Section II. C. 3 of this document).

[f] Other characteristics: Internally illuminated awnings are not permitted.

[g] Mounting: No awning shall conceal, damage or cause the removal of an architectural feature or element, such as doors, windows, friezes, belt coursing or other decorative elements, nor shall it extend more than five feet from the building exterior. No awning shall extend less than 7.5 feet from the grade level of the sidewalk.

[h] Awning valances may be no more than nine inches in height.

[2] Indirect illumination. Indirect illumination, i.e., a light source not seen directly, is permitted. Internally illuminated or back-lighted signs are not permitted except for theater marquees. Integral lighting is allowed for halo-illuminated signs only. [See MZDR § 271-56I(3).]

[3] Floodlight illumination. Floodlight illumination is permitted, provided that it employs guards and none of the light shines onto an adjoining property or in the eyes of motorists or pedestrians. [See MZDR § 271-56I(4).]

(f) Additional provisions.

[1] Mural signs. Mural signs painted directly on structures, accessory buildings, bridges, retaining walls, etc., are prohibited unless, in the opinion of the Village Alliance, such a sign has historical value. Mural signs are prohibited from the principal facade(s) of a building, i.e., the facade(s) fronting on the street. The bottom of any sign painted directly on a structure must be located at least 10 feet above ground level.

[2] Menu boxes. Menu boxes must be attached to the building and must adhere to the placement and sign restrictions for wall graphics. Any illumination must be indirect and concealed from view at the sides of the box.

3] Second-floor occupancy signs. Neon or other illuminated signs are not permitted in second-floor windows. Permanent wall graphics are not permitted for second-story businesses. First-floor directories listing second-story businesses are permitted, provided that they contain no more than one sign per tenant; lettering and signage for all tenants is uniform; they are affixed in a designated area adjacent to the building entry; and the total signage panel does not exceed four square feet. Second-floor businesses are permitted only to display lettering and/or graphics in a related second-floor window, subject to the size and area restrictions outlined above for permanent window graphics.

[4] Video displays. Exterior video displays are prohibited.

[5] Billboards. All billboards are prohibited.

[6] Neon.

[a] Neon signage displayed in the window area is considered a permanent window graphic. One neon window graphic is permitted on each frontage. Due to its special character, neon graphics may not occupy more than 10% of the total area of the window in which it is displayed. Neon signs are not permitted in second-story windows.

[b] An establishment is permitted to have a neon window graphic or a neon wall graphic but not both.

[c] Neon lighting is not permitted to outline windows or architectural features such as doors, cornices, friezes, etc.

[7] Marquees and theaters.

[a] Theaters may display the following signs in addition to marquees and canopies:

[i] Removable lettering on the front and/or sides of a canopy or marquee, which shall advertise current or coming attractions only.

[ii] Not more than two additional signs, each not more than 12 square feet in size, may be attached to the front wall of the theater, which shall be used to advertise current or coming attractions only.

[b] Ticket-booth signs shall be governed by regulations applicable to permanent and temporary window signs.

C. Site and streetscape design standards.

(1) Planters, benches and/or private waste containers or other street furniture items are subject to the approval of the MVA Design Review Committee and MVA Board of Directors and should be consistent with the street furniture selected by the Township of Maplewood.

(2) Parking and loading areas.

(a) Parking shall not be located in the front yard of parcels fronting on Maplewood Avenue. Whenever feasible, parking should be located behind retail storefronts, in side yards not projecting forward of the front wall of the building and in rear yards.

(b) All parking areas shall be suitably screened from view from all streets and public vantage points by decorative walls, fencing, and/or hedges at least four feet in height.

- (c) In cases where screened parking is permitted in the front yard, shade trees, benches, planted flower beds and paving material distinct from the paving material used for the sidewalk shall be used to soften the appearance of the parking area and to help separate pedestrians from parking lot traffic.
 - (d) Parking lots must be kept in satisfactory condition, maintaining an adequate surface, striping, proper drainage and lighting and be free from excessive weeds and litter.
 - (e) No loading or service areas shall be permitted in front or side yard unless screened from view from public streets, similar to the requirements for parking.
- (3) Trash enclosures. All trash enclosures and screening devices must be made of wood fencing material or other material compatible with that of the building it is related to or be a solid wood bin with sloping lid. Chain-link and other metal enclosures are prohibited.

D. Other standards.

- (1) Vending machines. All newspaper vending machines, express mail boxes and/or other such dispensers must be located in areas designated for these items by the Township and MVA. Advertising, soda or other merchandising vending machines are not permitted in the district.
- (2) Audio devices. Attention-getting sound sources, such as speakers, enunciators, are prohibited.
- (3) Security gates and devices. Exterior-mounted security devices such as roll-up doors and accordion-type "scissors" gates are not permitted. Interior-mounted security devices, if visible from the street, must be approved by the MVA Design Review Committee and MVA Board. Permanent window bars or grillwork are permitted on side and rear facades only.
- (4) Graffiti. In addition to the provisions of Chapter 141 of the Code of the Township of Maplewood, within the Maplewood Village Special Improvement District all graffiti is prohibited regardless of the consent of the property owner. Removal of Graffiti must comply with Municipal Code after notification of Maplewood Police Department.
- (5) Incongruous features. Air conditioners, vents, chimneys, etc., are not permitted on the principal facade(s) of a building.
- (6) Fire escapes. New fire escapes are not permitted on the principal facades, i.e., the facade facing the street(s) on which a building is located, of a building.
- (7) Lighting.
 - (a) Lighting for a building must be contained on the property on which the building is located.

- (b) All floodlights must employ glare guards so as to minimize light pollution and the lighting of unintended areas.
- (c) Storefront window displays must be illuminated from dusk until 12:00 midnight.
- (d) No flashing or "chasing" lighting is permitted. Windows may not be illuminated by string lights on the perimeter of windows.
- (e) Adequate lighting shall be provided for any parking areas or pedestrian walkways located in the rear of a building.

E. Penalties. Violations of these provisions will be punishable pursuant to § 271-71J of the Zoning and Development Regulations of the Township of Maplewood.

F. Design review process.

- (1) Within the Maplewood Village Special Improvement District, all work whether or not requiring a permit, including but not limited to painting, repairs, renovation, alteration and new construction, shall be approved prior to the start of work by the Village Alliance. Subsequent to approval from the Village Alliance, the applicant shall proceed to secure a building permit from the Construction Official of the Township of Maplewood.
- (2) In the event that the Village Alliance denies approval for proposed work, the Village Alliance shall provide the applicant with a written denial setting forth the specifics forming the basis of the denial.
- (3) Types of work requiring permit and/or design review.

Type of Work	Design Review Required	Permit Required
Replacing an existing sign or awning	Y	Y
Installing a temporary banner	Y	N
Installing a new sign or awning	Y	Y
Installing a permanent window graphic	Y	N
Building a new building or addition	Y	Y
Painting or cleaning a building	Y	N
Removing/replacing doors or windows	Y	N
Installing fencing or trash enclosure	Y	N
Installing street furniture	Y	N
Installing temporary window covering on vacant storefronts	Y	N
Making, closing or relocating door window openings	Y	Y

G. Appeals. Any applicant denied approval for proposed work by the Village Alliance may, within 20 days of receipt of the written denial, appeal the decision to the Planning Board by serving a notice of Appeal on the Secretary of the Planning Board at 574 Valley Street, Maplewood, New Jersey 07040. The Planning Board will make every effort to hear the appeal at the first regularly scheduled meeting following service of the notice of appeal.

§ 237-9.2 Applicability and effect of design criteria.

- A. The design criteria in § 237-9.1 be and are hereby adopted by the Township of Maplewood such that the construction or alteration of building and structure facades within the Maplewood Village Special Improvement District be and are subject to prior review and approval to assure compliance with the aforementioned criteria.
- B. To the extent that the provisions of this article or § 237-9.1 change or modify any other ordinance or code section of the Township of Maplewood, said change or modification shall only apply to the Maplewood Village Special Improvement District and shall not otherwise change or modify other ordinances or code provisions.
- C. The Maplewood Village Special Improvement District, Inc., be and is hereby authorized to review and grant or deny requests for the construction or alteration of facades within the Maplewood Special Improvement District.
- D. Any affected party may appeal the decision of the Maplewood Village Special Improvement District, Inc., to the Planning Board of the Township of Maplewood.
- E. In the event that any construction or alteration of building or structure facades within the Maplewood Special Improvement District also requires site plan approval, the matter shall be first sent to the Planning Board of the Township of Maplewood for its consideration and subsequently referred to the Maplewood Village Special Improvement District, Inc., for its review and approval.

§ 237-9.3 Restrictions.

A. Nail salons.

- (1) Nail salon defined. A "nail salon" shall include any business whose primary business is providing manicures, pedicures or other fingernail and/or toenail cosmetic treatment.
- (2) Location. Within the confines of the Maplewood Village Special Improvement District, no nail salon shall be located within 500 feet of an existing nail salon business. The distance between nail salon businesses shall be measured from the nearest entrance of the existing nail salon to the newest entrance of the proposed new nail business along the route that a pedestrian would normally walk.

