

TOWNSHIP OF MAPLE SHADE
ORDINANCE NO. 2026-11

**AN ORDINANCE AMENDING CHAPTER 205 OF THE MUNICIPAL CODE OF THE
TOWNSHIP OF MAPLE SHADE, COUNTY OF BURLINGTON, STATE OF NEW
JERSEY ADDING THE ESTABLISHMENT OF UPDATED OUTDOOR LIGHTING
STANDARDS TO CHAPTER 205, ARTICLE XXIV**

WHEREAS, the Township Council of the Township of Maple Shade desires to enhance the safety, environmental quality, and aesthetics of its neighborhoods and commercial districts through the implementation of modern outdoor lighting standards; and

WHEREAS, the Township finds it necessary to adopt clear and enforceable lighting regulations to minimize glare, reduce light pollution, and prevent lighting nuisances affecting nearby properties and public rights-of-way;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Maple Shade, County of Burlington, State of New Jersey, as follows:

SECTION 1. Chapter 205 of the Township Code is hereby amended to add a new Article XXIV entitled "Outdoor Lighting Standards," which shall read as follows:

§ 205-115 Outdoor Lighting Standards

Definitions.

Glare: The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted to cause annoyance, discomfort or loss in visual performance and visibility.

IESNA: Illuminating Engineering Society of North America. An organization that recommends standards for the lighting industry.

Light Trespass: Any form of artificial illuminance emanating from a light fixture or illuminated sign that penetrates other property and creates a nuisance, as specified in Section 3.

Objectionable Direct Glare Source: Glare resulting from excessive levels of illumination or insufficiently shielded light sources emanating from light fixtures in the field of view where the lens, lamp or reflector is offensively visible above a height of five (5) feet at a property line or a public roadway.

Outdoor Light Fixture: An electrically powered illuminating device containing a total light source of more than 1800 initial lumens per fixture or any spot or flood luminaire with a reflector contained in the lamp component such as a parabolic aluminized reflector (PAR) lamp, of more than 900 initial lumens, which is permanently installed outdoors, including but not limited to, devices used to illuminate any site, architectural structure, or sign.

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Shielded Light Fixture: A light fixture with cutoff optics that allows no direct light emissions above a vertical cutoff angle of 90 degrees above nadir (straight down at perfect vertical), through the light fixture's lowest light emitting part. Any structural part of the light fixture providing this cutoff angle must be permanently affixed.

§ 205-116 Purpose.

The purpose of this section is to regulate the use of outdoor lighting to protect residential neighborhoods and public spaces from intrusive glare and excessive illumination while providing for adequate lighting for safety and security.

§ 205-117 General Requirements.

All exterior lighting, including lighting associated with commercial, industrial, and multifamily residential uses, shall be designed and installed to minimize glare, prevent light trespass, and avoid nuisance impacts on adjacent properties and streets.

Fixtures shall be full cutoff, downward-directed, and properly shielded to confine light to the site and prevent off-site glare.

Dark Sky Compliance. To the maximum extent practicable, all exterior lighting fixtures shall be certified by the International Dark-Sky Association (IDA), or an equivalent recognized standard approved by the Township, as Dark Sky compliant. All lighting shall be designed to eliminate uplight and shall emit no direct light above the horizontal plane of the fixture except where specifically approved by the Land Use Board for architectural or public safety purposes.

No lighting shall shine directly into the windows of any residence or onto any public street or driveway so as to create a safety hazard or visual distraction.

Residential Property Line Standard. Illumination measured at any property line adjoining a residential zoning district or residential use shall not exceed **0.1 to 0.2 maintained footcandles (?)**, except for temporary illumination caused by vehicle headlights. All lighting shall be designed and shielded to eliminate measurable light trespass onto adjacent residential properties.

§ 205-118 Design Standards.

Parking Areas: Outdoor parking facilities shall comply with current Illuminating Engineering Society (IES) recommendations unless a more restrictive Township standard is specifically provided

Lighting shall be designed to provide uniform illumination while avoiding excessive bright spots or areas of deep shadow.

Pedestrian Walkways: Pedestrian walkways shall maintain an average illumination level between 0.5 and 1.0 maintained footcandles, with a maximum illumination of 2.0 footcandles.

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Fixture Height and Placement: Streetlight poles shall not exceed thirty (30) feet in height unless otherwise approved by the Land Use Board upon a lighting study. ~~Poles shall be spaced approximately one hundred fifty (150) feet apart in residential areas and three hundred (300) feet in industrial zones.~~

Lighting Plans: All development applications requiring site plan approval shall include a lighting plan with isolux diagrams showing maintained illumination levels, fixture types, wattage, mounting heights, and shielding mechanisms.

Lighting plans shall also identify maximum illumination levels, average illumination levels, minimum illumination levels, uniformity ratios, property line illumination levels, fixture photometric data, Dark Sky certification (where applicable), and demonstrate compliance with all light trespass requirement established herein.

Hours of Operation: Lighting for signage, parking lots, and non-residential uses abutting residential properties shall be turned off or dimmed to security levels during non-operating hours unless otherwise required for safety.

§ 205-119 Property Line Testing.

Lighting Verification. Prior to issuance of a Certificate of Occupancy, or at any time deemed necessary by the Township Engineer, Construction Official, or Director of Community Development, the applicant may be required to submit field photometric measurements prepared by a qualified lighting professional demonstrating compliance with this ordinance.

§ 205-120 Prohibited Lighting.

Lighting that produces glare or light trespass onto adjacent properties, public streets, or dwellings is prohibited.

Blinking, flashing, or oscillating lights are prohibited, except as required for emergency or traffic control purposes.

LED color temperatures above 3000 Kelvin are prohibited.

F. Compliance and Enforcement.

Any lighting installation not in conformance with this ordinance shall be deemed a violation and subject to enforcement under Chapter 205 and applicable zoning and property maintenance provisions.

§ 205-121 Existing Lighting.

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If more than 50% of fixtures are replaced, the entire installation shall be brought into compliance.

SECTION 2. Electric Utility Floodlights.

A. No electric utility floodlight intended for property illumination shall be located within the public right-of-way on any public roadway or on any property unless:

1. The luminaire is sufficiently shielded and aimed so that no objectionable direct glare source is visible at any point on the roadway where the viewing height is five feet or greater and when the distance from the mounting pole is seventy feet or greater.
2. The property being illuminated does not exceed the maximum maintained illuminance levels to perform the lighting task prescribed in Section 4 - Illuminance and Luminance Requirements, of this ordinance.
3. All electric utility floodlights shall be subject to the requirements in Section 3 - Light Trespass (Nuisance Light), of this Ordinance.

SECTION 3. Light Trespass (Nuisance Light)

All light fixtures, except street lighting, shall be designed, installed and maintained to prevent light trespass as specified in A and B below:

- A. At a height of five (5) feet above the property line of subject property, 10 illuminations from light fixtures shall not exceed 0.1 footcandles in vertical plant on residentially zoned property
- B. Outdoor light fixtures properly installed and thereafter maintained, shall be directed so that there will not be any objectionable direct glare source visible above a height of five feet from any property or public roadway.

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

SECTION 4 - Illuminance and luminance Requirements

Illuminance and luminance requirements shall be as set forth in the current editions of the IESNA Lighting Handbook and other IESNA publications and this ordinance shall adopt those standards.

- A. Street lighting - Average IESNA illuminance recommendations should not be exceeded. IESNA average to minimum illuminance uniformity ratios are to be used as a guide for designing safe and adequate roadway lighting.
- C. Outdoor Parking Facilities - Outdoor parking lot illuminance shall be based on certain illuminance specifications recommended by the IESNA, as contained in Schedule

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- D. All other illuminance uses shall not exceed IESNA recommendations.
- E. Internally illuminated signs shall not exceed IESNA luminance recommendations

SECTION 5- Submission of Plans

Submission of plans and evidence of compliance shall include the following:

- A. Description of outdoor light fixtures including component specifications such as lamps, reflectors, optics, angle of cutoff, supports, poles and include manufacturers catalog cuts.
- B. Locations and description of every outdoor light fixture and hours of operation.
- C. Maintained horizontal illuminance shown as footcandles (after depreciation).
 - 1. Maximum
 - 2. Minimum
 - 3. Average, during operating and non-operating hours.
 - 4. Average to minimum uniformity ratio.
- D. Computer generated photometric grid showing footcandle readings every ten (10) feet and the average footcandles.
- E. Foundation details for light poles.
- F. When not using ESNA recommendations, submit reasons and supply supporting documentation.

SECTION 6. Enforcement

Violation of any provision of this chapter shall be cause for an enforcement document to be issued to the violator by the Code Enforcement Officer, Director of Community Development or other official or enforcing agency designated by Township Manager. The recipient of an enforcement document shall be entitled to a hearing in Municipal Court having jurisdiction to contest such action.

SECTION 3. Severability.

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If any section or provision of this ordinance shall be held invalid in any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance.

SECTION 4. Effective Date.

This ordinance shall take effect upon final passage and publication in accordance with law.

NOTICE OF INTRODUCTION

The foregoing ordinance was introduced at a meeting of the Maple Shade Township Council, held on July 9, 2026, and was read for the first time.

This ordinance will be further considered for final passage at a Regular Meeting of the Township Council to be held on August 6, 2026, at 6:30 P.M. at 200 Stiles Avenue, Maple Shade, NJ 08052. Copies of this ordinance will be made available on the township website at: www.mapleshade.com and at the Municipal Clerk's office to members of the general public who request same during normal operating hours. All interested persons will be given the opportunity to be heard concerning the ordinance.

Andrea T. McVeigh, RMC

Maple Shade Township

Publication Date: July 13, 2026