

**TOWNSHIP OF WASHINGTON  
PLANNING BOARD**

**RESOLUTION PB 20-13**

WHEREAS, Nicholas Markets, Inc. (c/o David Maniaci) has made an application to the Township of Washington Planning Board for a tentative approval of a Minor Site Plan for exterior signage replacement for the property located at 315 Pascack Road, in the Township of Washington, being Lots 18-20 in Block 3402 and Lot 1 in Block 3403 on the Washington Township Tax Assessment Map:

WHEREAS, the Township of Washington Planning Board has reviewed the following:

- a. Application for Tentative Approval of a Site Plan, as received by the Township Clerk on February 18, 2020;
- b. A set of Photo Simulation Drawings of the proposed building raceway sign entitled "the fresh grocer" dated January 17, 2020, as prepared by Sign Art Graphix, of Andover, New Jersey;
- c. A set of Photo Simulation Drawings of the proposed pylon raceway sign entitled "the fresh grocer" dated January 17, 2020 and revised through January 19, 2020, as prepared by Sign Graphix, of Andover, New Jersey; and
- d. Restated Lease... document dated October 25, 1996.

NOW, THEREFORE, the Township of Washington Planning Board makes the following findings of fact:

1. As per Section 194-4 of the Township Code, the applicant, Nicholas Markets, Inc. (c/o David Maniaci), seeks after the fact, Minor Site Plan approval with respect to the proposed replacement of the existing freestanding pylon sign and building facade mounted signage;

2. The Washington Town Center is located within the "Class C Retail Business Area" Zoning District wherein retail uses are recognized as a permitted use;

NOW, THEREFORE, the Township of Washington Planning Board makes the following conclusions:

1. As depicted on the above referenced Photo Simulation Drawings, the applicant seeks the approval of this Board to permit certain modifications as described hereinafter, to the existing signage installations at the following locations:
  - a. Two-Sided Freestanding Pylon Sign at Ingress/Egress Driveway at Pascack Road
    - I. Remove and discard the existing signage associated with the former "Foodtown" brand and install at or about the same location new raceway mounted, Green and White L.E.D. Channel Letters having an overall height of 24" and overall length of 14'-0", with the text of the sign reading: "the fresh grocer".
  - b. Wall Mounted Signage at Building Facade
    - I. Remove and discard the existing signage associated with the former "Foodtown" brand and install at about that same location, new raceway mounted, Green and White, L.E.D. Channel Letters having an overall height of 52" and overall length of 30'-0", with the text of the sign once again reading: "the fresh grocer".
2. The proposed signage dimensions as noted above are approved as the size of the establishment is in excess of 30,000 square feet, which allows for continued relaxation of the requirements of Township Code Section 194-4.1(A), which permits the installation of signage within the "Signage Area" the permitted maximum dimensions of which are stated to be 12'-6" (150 inches) in width and 4'-0" (48 inches) in height.
3. Inasmuch as the modifications to the premises are limited to the signage modifications as described above, the applicant shall confer with the Township Construction Code Official for any Construction

Permit(s), as may be required in connection therewith.

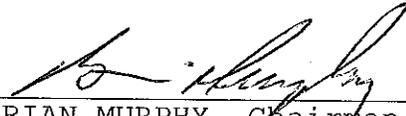
NOW, THEREFORE, the Township of Washington Planning Board hereby grants the application of the applicant as submitted subject to the following:

1. The Applicant shall confirm to all details of the plans and information as set forth above and to any revisions made hereto;
2. The Applicant concurs with all of the recommendations set forth in the report of the Township Engineer dated February 21, 2020 and will perform accordingly;
3. The Applicant shall pay the costs of the Township Engineer, the Township of Washington Attorney and/or the Township of Washington Planning Board attorney associated with this application, and deposit sufficient funds for payment with the Township of Washington Treasurer;
4. The Applicant shall comply with all applicable municipal and governmental regulations affecting the proposed signage; and
5. The Board shall have the authority to approve and alter the Applicant's lighting of the subject sign during a "look back" period not to exceed one (1) year;

BE IT FURTHER RESOLVED, that the Secretary of the Planning Board is hereby directed to mail a copy of this Resolution to the applicants, and file a copy of this Resolution with the Township of Washington Clerk, and to cause a notice of this determination of the Planning Board to be published in the official newspaper of the Township of Washington within ten (10) days of the date hereof and thereafter published according to law.

Dated: February 26, 2020

BY THE BOARD

BY:   
BRIAN MURPHY, Chairman

Dated: February 26, 2020

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at this meeting on February 26, 2020.

  
BARBARA COLEMAN, Secretary

Dated: February 26, 2020