

**TOWNSHIP OF WASHINGTON
PLANNING BOARD**

RESOLUTION PB-20-17

WHEREAS, Signs Unlimited, Inc. 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 299B Pascack Road, in the Township of Washington, being Lot 1, Block 3403 and Lots 18-20, Block 3402 on the Washington Township Tax Assessment Map:

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

- a. "Washington Town Center Application for Tentative Approval of a Site Plan", received by the Board on July 27, 2020;
- b. A revised photo simulation entitled "Illuminated Channel Letters on Raceways" dated June 16, 2020 as prepared by Signs Unlimited of Durham, North Carolina; and
- c. A set of engineering drawings consisting of two (2) sheets, entitled "Fantastic Sams 299-B Pascack Rd. Washington Twp, NJ 07676" dated June 30, 2020 as prepared by Darren S. Antle, P.E., of MBI Companies Inc., of Knoxville, Tennessee.

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, Signs Unlimited, Inc. seeks Minor Site Plan approval with respect to the proposed replacement of the existing building façade 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 Revised Detail, the applicant seeks approval to replace the previously mandated standardized signage installation consisting of blue channel letters mounted on a raceway with an updated signage design comprised of the following elements:

Line 1

11- $\frac{3}{4}$ " High, raceway mounted, internally illuminated, 5" deep, White Acrylic Channel Letters with the message reading: "FANTASTIC SAMS"

Line 2

6.75" High, raceway mounted, internally illuminated, 5" deep, single Channel Letter with the Black Vinyl appliqué reading: "CUT & COLOR".

2. As depicted on Sheet 1 of 2 of the above referenced engineered drawings, the proposed channel letter installation shall have an overall length of 11'-6" (eleven feet - six inches) and a total height of 2'-1" (two feet - one inch).
3. Given these dimensions, the proposed replacement signage installation is in compliance with the requirements of Township Code Section 194-4. I (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.
4. As indicated in the above referenced Details, both the Channel Letters and Black Tag Line Channel Box shall be internally illuminated with LED lighting and shall be mounted on a common raceway with power being supplied by the existing 120 Volt electrical power supply with the brightness resolution not to exceed 3,000 lumens;
5. Inasmuch as the modifications to the premises are limited to the replacement of the existing internally illuminated exterior signage, an application shall be

filed with the Township Building Department 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 August 28, 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.

BY THE BOARD

BY:



BRIAN MURPHY, Chairman

Dated: September 30, 2020

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at this meeting on September 30, 2020.



BARBARA COLEMAN, Secretary

Dated: September 30, 2020