

TOWNSHIP OF WASHINGTON
PLANNING BOARD

RESOLUTION

WHEREAS, Wing Lee Kitchen, LLC 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 301 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. Township of Washington Planning Board Application for Tentative Approval of a Site Plan, as received by the Board Secretary on January 31, 2018;
- b. Side View and Front View Artwork for Client Name: Wing Lee; Location: Washington Township, consisting of a single sheet, undated, as prepared by Fast Signs, of Paramus, New Jersey; and
- c. Photo-Simulation of the proposed signage, also undated, as prepared by Fast Signs, of Paramus, New Jersey.

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

1. The applicant's signage proposal complies with the requirements of Township Code Section 194-4.1(A), which permits the installation of signage within the "Signage Area", with the applicant, Wing Lee Kitchen LLC, seeking Minor Site Plan approval with respect to the proposed replacement of the existing building façade mounted signage, the permitted maximum dimensions of which are 12'-6" (150 inches) in width and 4'-0" (48 inches) in height.
2. The Washington Town Center is located within the "Class C Retail Business Area" Zoning District wherein

restaurant uses are recognized as a permitted use.

3. As depicted on the above referenced Specification and 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:
 - a. 22" High, Red Face LED Channel Letters mounted on Raceway with the copy reading: "WING LEE"; and
 - b. 12" High x 144" Wide Internally Lit Light Box Sign with Red Acrylic Face and 7" High White Letters with the copy reading: "CHINESE TAKE OUT & DELIVERY".

Both the Channel Letters and Lightbox Sign shall be mounted on the same raceway with power being supplied by the existing 120 Volt electrical power supply.

4. The Total Sign Area is to be 35" High x 144" Wide in compliance with the requirements of Township Code Section 194-4.1(A).
5. The sign will be illuminated with LED and is on a timer along with the rest of the signs at the Center, the timing of which is controlled by the Landlord.

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 conform to all the 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 March 6, 2018 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; and

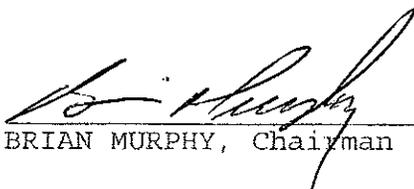
4. The Applicant shall comply with all applicable municipal and governmental regulations affected the proposed signage;
5. The Board shall have the authority to approve and alter the Applicant's lighting of the subject sign during a "look back" period not to exceed one (1) year;

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:

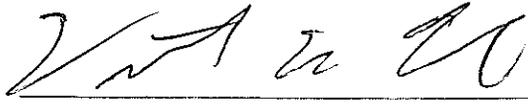
BY THE BOARD

BY:


BRIAN MURPHY, Chairman

Dated: April 4, 2018

Certified to be a true copy of the Resolution adopted by the Planning Board of the Township of Washington at this meeting on April 4, 2018.



, Secretary

Dated: April 4, 2018