This memorandum is in response to your review comments on 18 February 2020 regarding The Residences at Easton and Hamilton signage application. Your comments are identified in italics and Langan’s responses are in boldface.

REVIEW COMMENT RESPONSES

1. **Overview/Description**

   This application seeks approval for a sign variance under N.J.S.A. 40:55D-70(c) to permit the installation of blade signs on the subject nine-story mixed-use building’s Easton Avenue and Hamilton Street facades. The building is in the City’s C-3B Community Commercial / Office Zone District.

   The proposed signs dimensions are 3’ wide by 11.8’ (+/-) high, having an area of 35.2 (+/-) square feet. New Brunswick §17.06.060, establishes a 6 square feet maximum area for non-fabric projecting signs in the C-3B zone. The sign is also 14” thick, while the zone permits 8”.

   **Response:** No response required.

2. **Pedestrian and Vehicular Movement**

   2.1 The designer should aver that the proposed blade signs meet other requirements established by New Brunswick §17.06.060 for projecting signs in the C-3B, which include:

   - 8 feet clearance over pedestrian areas
   - Maximum thickness of 8 inches
   - No internal illumination
   - 15 feet separation from other projecting signs
   - 5 feet setback from interior property lines or line separating two business frontages
   - Does not project above eave or similar structure
   - Does not attach to a roof structure
• Projecting fabric banners may be displayed but must comply with size requirements

Response: A table showing these requirements has been added to sheets CS-001 “Cover Sheet” and CS-101 “Sign Location Plan”.

2.2 The proposed sign would provide the site with enhanced perspicuity, which may ease access to the building by prospective residents and other visitors.

Response: No response required.

2.3 The proposed signs would not obstruct sight distances along Easton Avenue, Hamilton Street, or at the intersection of these two roads.

Response: No response required.

3. Parking

3.1 This proposal should not impact parking.

Response: Confirmed.

4. Design Layout

4.1 There are no proposed site improvements.

Response: Confirmed.

4.2 The designer should indicate the proposed signs’ respective setbacks from right-of-way lines.

Response: The setbacks are shown on revised drawing CS-101 “Sign Location Plan”.

5. Lighting

5.1 The designer should aver that the proposed internally illuminated signs will adhere to the requirements promulgated by Section 11.0 of the City’s “Engineer, Utility and Landscape Standards,” entitled Lighting. Specifically he should provide testimony certifying that the proposed sign illumination will not cause lighting levels at property lines to exceed 0.25 foot-candle or significantly alter illumination levels previously approved as part of application Z-2017-04, Collegiate Development Group.

Response: Confirmed. The illuminated signs will have a de minimis increase in lighting levels and will not cause illumination levels to exceed 0.25 foot-candles at the property line.
6. **Buffering & Landscaping**

6.1. For purpose of avoiding conflicting commentary, I defer review of compliance with City requirements to Board Planner Henry Bignell.

**Response:** Responses to Henry Bignell’s comments are provided in a separate memorandum.

7. **Signs**

7.1. The designer should demonstrate that the proposal meets all other requirements of New Brunswick § 17.06, “Signage Requirements.”

**Response:** A signage requirement table has been added to sheet CS-101 “Sign Location Plan”.

8. **Stormwater Management**

8.1. This proposal should not impact stormwater management at the site.

**Response:** Confirmed.

9. **Sanitary Waste Disposal**

9.1. This proposal should not impact sanitary sewer service to the property.

**Response:** Confirmed.

10. **Potable Water Supply**

10.1. This proposal should not impact potable water supply to the site.

**Response:** Confirmed.

11. **Garbage Disposal**

11.1. This proposal should not impact waste management at the site.

**Response:** Confirmed.

12. **Environmental**

12.1. This proposal should have minimal impact on existing environmental resources.

**Response:** Confirmed.
13. **General**

13.1. If equipment or materials are anticipated to be located, staged or stored in the public rights-of-way during construction, approval must be acquired from the City Engineer in accordance with New Brunswick City §12.12.050, “Storage of construction equipment on municipal right-of-way.”

**Response:** Noted.

13.2. The applicant shall obtain all necessary permits, including a construction permit.

**Response:** All necessary permits shall be acquired prior to construction.

13.3. The applicant shall provide copies of the following permits, documents, reviews, or letters-of-no-interest, from the following agencies:

   a. *Middlesex County Planning Board*

      **Response:** Noted.

   b. *City of New Brunswick Fire Department*

      **Response:** Noted.

   c. *Performance guarantee in accordance with New Brunswick §16.24.150.*

      **Response:** Noted.

   d. *Inspection fee escrow in accordance with New Brunswick §16.24.160.*

      **Response:** Noted.