To: Henry Bignell, P.P.

From: Christian M. Roche, P.E., LEED-AP

Date: 2 March 2020

Re: The Residences at Easton and Hamilton - Signage
    Block 56, Lot 1.04
    Application # PB-2020-01

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. Property Description

2. Proposed Development

3. Master Plan Review

4. Plan Revisions
   No plan revisions at this time.
   Response: No response necessary.

5. Zoning Compliance
   
   A. Use: C-3B (Community Commercial Office)
      
      The Zoning Map shows all lots fronting on the Easton Avenue in the C-3B Zone. Mixed-use retail buildings (mid-rise) are permitted in this zone.
      
      Response: No response necessary.

   B. Bulk:
      
      No changes proposed.
      
      Response: Confirmed.

6. Parking Review
No changes proposed to the approved site plan.

Response: Confirmed.

7. Landscaping and Buffering

No changes proposed to the approved landscaping on the site.

Response: Confirmed.

8. Signs

Required: maximum sign area of 6sf

Provided: 2 signs shown: 35.34sf each

Violation.

Response: Confirmed. A variance is required for the size of the signs.

Required: projecting signs maximum thickness of 8”

Provided: sign body is 14.25” thick

Violation.

Response: Confirmed. A variance is required for the thickness of the signs.

Required: projecting signs distance from another sign of 15’

Provided: >15’ shown

Complies.

Response: No response necessary.

Required: projecting signs minimum clearance of 8’

Provided: not dimensioned

More information required.
Response: The clearance dimension is shown on sheet A.2 in the revised signage plans. Adequate clearance is provided to meet this requirement.

Required: projecting signs no more than 3.5’ into right-of-way

Provided: not dimensioned

More information required.

Response: Dimensions have been added onto sheet CS-101. The signs comply with this requirement.

9. Land Use Inventory

Response: No response necessary.

10. Plan Review Comments

A. Applicant must document approvals or exemption from all outside agencies having jurisdiction.

Response: Documentation of all necessary approvals or exemptions will be provided.

B. The sign setback to the front property line should be provided.

Response: The setback is provided on revised drawing CS-101 “Sign Location Plan”.

C. The clearance dimension under the sign should be shown on the plan.

Response: The clearance dimension is shown on sheet A.2 in the revised signage plans.

D. The TAC should verify this application will be heard by the Zoning Board. (Listed as PB-2020-01)

Response: Confirmed.

11. Recommendations
From a physical planning perspective, this office recommends that any action taken on this application be subsequent to the applicant submitting following:

A. Revised plans addressing the above planning comments to the satisfaction of the Board.

Response: Revised plans have been submitted.

B. Submission of documentation of approval from the Middlesex County Planning Board, Freehold Soil Conservation District and all outside agencies having jurisdiction.

Response: Noted.

C. Payment of any outstanding taxes, application and/or escrow fees.

Response: Noted.