Dear Mr. Dominguez:

We have reviewed the materials listed on Appendix A. The following comments represent observations and recommendations resulting from this review. Please note that the format of this report generally follows the requirements for design review set forth in New Brunswick §17.07.30.

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 façades. 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”.

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
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.

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

3 Parking

3.1 This proposal should not impact parking.

4 Design Layout

4.1 There are no proposed site improvements.

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

5 Lighting

5.1 The designer should aver that the proposed internally illuminated sign will adhere to the requirements promulgated by Section 11.0 of the City’s “Engineering, 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.

6 Buffering & Landscaping

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

7 Signs

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

8 Stormwater Management

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

9 Sanitary Waste Disposal

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

10 Potable Water Supply

10.1 This proposal should not impact potable water supply to the site.
11  **Garbage Disposal**

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

12  **Environmental**

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

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.”

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

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
   b. City of New Brunswick Fire Department
   c. Performance guarantee in accordance with New Brunswick §16.24.150
   d. Inspection fee escrow in accordance with New Brunswick §16.24.160

If you have any questions in this regard, please do not hesitate to contact me.

Very truly yours,

**DELAWARE – RARITAN ENGINEERING, INC.**

Charles Carley, PE, PP, CME

cc: Katie Thielman-Puniello, PP, AICP; Principal Planner
    Daniel J. Burke, Office of the City Engineer
    Kathleen Marcelli, City Engineer
    Michelle Paige, Office of the City Engineer
    Tom Valentì, Director of Public Works & Engineering
    Aravind Aithal, Esq; Planning Board Attorney
    Henry D. Bignell, PP; Zoning Board Planner
    Collegiate Development Group; Applicant
    Thomas Kelso, Esq; Applicant’s Attorney
    Langan Engineering; Applicant’s Engineer

**APPENDIX A**

**LIST OF REVIEWED MATERIALS**

A. Preliminary and Final Site Plan (11 Sheets) prepared by Langan Engineering, dated January 02, 2020