Franklin Township

Somerset County, New Jersey

Township Technical Review Committee (TRC)

MEMORANDUM

From: Technical Review Committee (TRC)

Date: November 5, 2020

RE: Rishay Group (Bottle Republic) – 3151 Route 27 (Block 34.05, Lot 43) – Sign Variance (PLN-20-00020)

As requested, we have reviewed the application materials and issue the following report for the Board's consideration:

Project Description

The applicant seeks to place a building-mounted sign over their intended tenant space in a shopping center building located at the subject site.

The Zoning Officer has identified the need for the following variance(s):

• Sign Area: 30 square feet max. permitted - 68 square feet proposed

Review Comments

1. The applicant will need to present testimony in support of the variance at the hearing - i.e., hardship (C-1) and/or zoning benefits (C-2) of granting the variance. The applicant must also demonstrate that the variance would not result in substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. Part of the testimony should address what differentiates this application from other tenants in this or other similar shopping centers where the building is set back a significant distance from the road.



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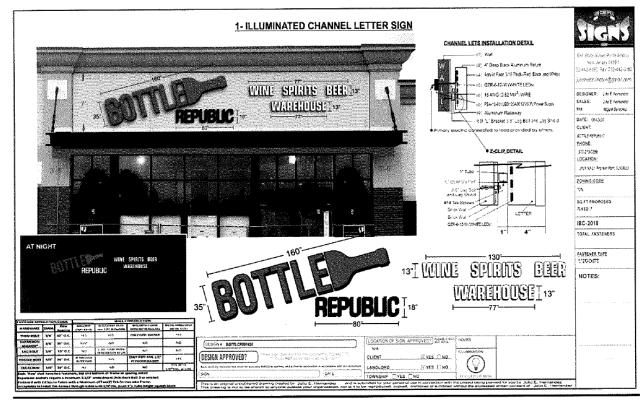


Figure 2

