

Franklin Township

Somerset County, New Jersey



Township Technical Review Committee (TRC)

Municipal Building
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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.

Figure 1

1- ILLUMINATED CHANNEL LETTER SIGN

CHANNEL LETTERS INSTALLATION DETAIL

Z-CLIP DETAIL

CHANNEL LETTERS INSTALLATION DETAIL

1) Wall
 2) 4\"/>

13\"/> WINE SPIRITS BEER
 WAREHOUSE 13\"/>

AT NIGHT

160\"/> **BOTTLE** 18\"/> **REPUBLIC** 130\"/> **WINE SPIRITS BEER** 13\"/> **WAREHOUSE** 77\"/>

MATERIAL SPECIFICATIONS		MATERIALS			
ITEM	DESCRIPTION	QUANTITY	UNIT	MANUFACTURER	NOTES
1	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	13\"/> WINE SPIRITS BEER WAREHOUSE
2	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	BOTTLE REPUBLIC
3	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	13\"/> WINE SPIRITS BEER WAREHOUSE
4	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	BOTTLE REPUBLIC
5	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	13\"/> WINE SPIRITS BEER WAREHOUSE
6	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	BOTTLE REPUBLIC
7	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	13\"/> WINE SPIRITS BEER WAREHOUSE
8	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	BOTTLE REPUBLIC
9	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	13\"/> WINE SPIRITS BEER WAREHOUSE
10	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	BOTTLE REPUBLIC
11	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	13\"/> WINE SPIRITS BEER WAREHOUSE
12	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	BOTTLE REPUBLIC
13	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	13\"/> WINE SPIRITS BEER WAREHOUSE
14	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	BOTTLE REPUBLIC
15	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	13\"/> WINE SPIRITS BEER WAREHOUSE
16	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	BOTTLE REPUBLIC
17	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	13\"/> WINE SPIRITS BEER WAREHOUSE
18	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	BOTTLE REPUBLIC
19	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	13\"/> WINE SPIRITS BEER WAREHOUSE
20	ALUMINUM CHANNEL LETTERS	1	EA	ALUMINUM CHANNEL LETTERS	BOTTLE REPUBLIC

DESIGN APPROVED? YES NO

LOCATION OF SIGN APPROVED? YES NO

CLIENT: _____ **MANAGED BY:** _____

LANDLORD: _____ **TOWNSHIP:** _____

SIGN: _____ **ILLUMINATION:** _____

DATE: 08/25/20
CLIENT: BOTTLE REPUBLIC
PROJECT: 3102 FOSTER
LOCATION: 200 W 10th Ave, FORT COCKER
ZONING CODE: 10A
50 FT PROPOSED: 15.65' F
IBC-2018:
TOTAL FASTENERS:
FASTENER TYPE: 1\"/>

NOTES:

Figure 2

