

Franklin Township

Somerset County, New Jersey

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Township Technical Review Committee (TRC)

MEMORANDUM

To: Zoning Board of Adjustment

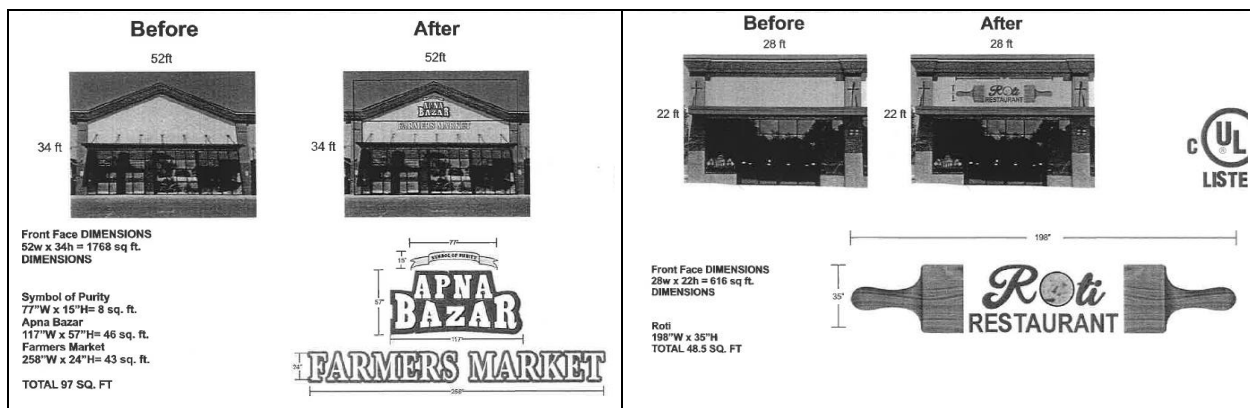
From: Technical Review Committee (TRC)

Date: September 28, 2021

Re: Guru Har Rai Grocery LLC d/b/a Apna Bazar (ZBA-21-00021) – 3151 Route 27 (Block 34.05, Lot 43) – Sign Variance

SITE & PROJECT DESCRIPTION

The applicant seeks sign variances to place two signs for a tenant within a shopping center located along the southbound side of Route 27 south of its intersection with Stewart Avenue. The site is located within the Township's N-B (Neighborhood Business).



The following sign variances are required:

- *Number of proposed signs:* 1 permitted per storefront – 2 proposed
- *Sign Area:* 30 square feet permitted – 97 square feet (Apna Bazar Farmers Market) and 48.5 square feet (Roti Restaurant) proposed
- *Vertical dimension* – 3 feet permitted – 8 feet (Apna Bazar Farmers Market)

The applicant describes the nature of the application and the need for a sign variance as follows (from application form):

List in detail wherein this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situation uniquely affecting the property or the structures lawfully existing thereon.

Storefront is located far from the street; sign size is consistent with similar signage and is appropriate for safer viewing from motorists on the roadway. The applicant is using what was formerly multiple tenant spaces in the shopping center as one larger unit. The tenant will have a grocery operation with a related food service business. The signage is appropriate for the nature of the space and the use.

Figures: Site Location



TRC REVIEW COMMENTS

None.