

RESOLUTION OF THE PLANNING BOARD
OF THE BOROUGH OF RIVER EDGE

WHEREAS, application was made by Kamack Associates, Application No. 94-02, for comprehensive sign design approval and variances of property known as 625-651 Kinderkamack Road, Block 614, Lots 8 and 8.01 on the current Tax Assessment Map of the Borough of River Edge; and

WHEREAS, the Planning Board has determined that the provisions of the Municipal Land Use Law as to notice and filing of applications have been complied with; and

WHEREAS, a full public hearing was held on April 21, 1994 at which time the applicant was represented by Bruce Safro, Esq., and the Board heard and considered the testimony of Fred Klenk, Architect, and Glenn Kriger, Managing Agent for Kamack Associates, and the hearing having been opened to the general public and the Board having heard and considered comments therefrom; and

WHEREAS, the Board carefully considered all of the evidence presented including exhibits as follows:

Exhibit A1 - Sheet One of a Site Plan entitled "An Alteration to the River Edge Shopping Center - River Edge, New Jersey" prepared by Fred Klenk, AIA, dated March 29, 1993 and revised through March 22, 1994

Exhibit A2 - Sheet Two of said Site Plan entitled "Floor Plan The River Edge Shopping Center" dated March 29, 1993 and revised through March 22, 1994

Exhibit A3 - Sheet Three of said Site Plan entitled

"Proposed Floor Plan and Alteration to The River Edge Shopping Center - River Edge, New Jersey" dated March 29, 1993 and revised through April 1, 1994

Exhibit A4 - A color photograph depicting the property before commencement of work

Exhibit A5 - A color photograph depicting the property before the commencement of work

Exhibit A6 - A color photograph depicting the property before the commencement of work

Exhibit A7 - A sign design plan for the seven proposed signs.

The Board found the following facts:

1. The applicant is the owner of a building containing six retail stores. The applicant proposes to change the front of the building and to construct an individual sign for each of the retail stores and one sign containing the name of the building, that is, "River Edge Town Mall".

2. The changes to the front of the building do not constitute an addition or construction and are not subject to the Site Plan Ordinances. The Building Department has heretofore issued building permits to the applicant for the changes to the front of the building.

3. The signs proposed by the applicant exceed the maximum size permitted by the Zoning Ordinance. The applicant is requesting a variation from the maximum allowable sign and seeks approval under the comprehensive sign design section of the Borough Zoning Ordinance, Section 15-39.

4. The managing agent for the applicant testified that the nature and use of the building will not be changed as a result of this application, nor will there be any change to the configuration of the building nor will there be any change to the flow of traffic, amount of traffic or parking on site.

5. The managing agent for the applicant testified that the applicant as owner of the property has full authority to change all signs on the building and that by terms of their respective leases tenants are prohibited from changing or adding any signs onto the building without the landlord's written consent.

6. The specific variances requested are as follows:

A. The main sign is proposed to be 4'6" by 16", for a total of 72 square feet, whereas the Ordinance requires a maximum size of 35 square feet.

B. The signs for the River Edge Bakery & Bagelry, Strumph Pharmacy, Fine Cards & Gifts, and Shop-Rite will each be 2'6" by 16' or 40 square feet whereas the Ordinance allows for a maximum of 18 square feet.

C. The sign for River Edge Cleaners and Carousel Express shall be 2'6" by 12' or 30 square feet whereas the Ordinance provides for a maximum of 18 square feet.

7. All the signs will be of the same height and the length of each sign will be proportionate to the size of the respective store. All the signs will protrude 8" from the building. The signs will be box-type signs lit internally by

40 watt fluorescent bulbs. The lighting will be on one timer and the lights will go on at dusk and all go off at the same time upon the closing of the last retail store.

8. The managing agent for the applicant testified that landlord agreed to notify all tenants that all signs in the windows of the respective stores shall be removed with the exception of one sign indicating the hours of operation for the store and another sign indicating the presence of a security system on the premises, if applicable.

9. The Board finds that the intent of the comprehensive site plan section of the Zoning Ordinance, that is to encourage imaginative integration of signage into the framework of a new or existing building is met by the proposal of the applicant. The proposed changes and signs will result in uniformity and an aesthetically pleasing look to the center.

10. The proposals and variances do not conflict with the standards and goals set forth in the Borough's Ordinances and existing Master Plan for the orderly development of property within the Borough.

11. A Motion was made by Mr. George Riley to approve the application for comprehensive sign design and variances and the Motion was seconded by Mr. Philip Noce.

NOW THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of River Edge, that the within application for comprehensive sign design with variances be approved on the

following conditions:

1. Any and all window signs in the windows of the respective retail stores shall be removed, with the exception of a sign indicating store hours and a sign indicating the presence of a security system, before the issuance of a permit to construct the signs.

2. The applicant must comply with all Federal, State, County and Municipal laws, ordinances, rules and regulations and obtain any authority or license required from any Federal, State, County or Municipal body. If any approvals required by any Federal, State or County body shall result in any material change to the plan, the applicant shall so advise the Planning Board and the changes shall be considered by the Planning Board.

The vote on the Motion was as follows:

AFFIRMATIVE:

George Riley

Philip Noce

Arlene Lapidis

Thomas Crimmins

Arnold Osmundsen

Michael Harrison

Michael DeRosa

Mayor James T. Kirk

Richard Mehrman, Chairman

NEGATIVE:

None

ABSTENTIONS:

None

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be provided to the applicant, the Construction Code Official of the Borough of River Edge, and the Governing Body of the Borough of River Edge, and a notice of this decision shall be published in the official newspaper of the Borough of River Edge.

APPROVAL OF RESOLUTION

MOVED BY:

AFFIRMATIVE VOTES:

NEGATIVE VOTES:

TOTAL VOTES:

DATED:


RICHARD MEHRMAN, CHAIRMAN


MICHAEL HARRISON, SECRETARY