

**TOWNSHIP OF WEST ORANGE
APPLICATION FORM FOR THE
PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT**

A. APPLICANT INFORMATION

Full Legal Name: Sign Pros
Mailing Address: 1215 Black Horse Pike ^(Last) ^(First) Glendora NJ 08029
Telephone Number: (856) 934-1099 Email: nick@signprosNJ.com

Is the Applicant an: ☐ Individual, ☒ Corporation, ☐ Partnership, ☐ Other _____

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☐ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☒ Other (please specify) Contractor

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☐ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: Maple SVC1 LLC
Address: 3715 Grand View Blvd, Los Angeles CA 90066
Telephone Number: 310 928-1440 Email: _____

C. PROPERTY INFORMATION

Street Address: 217 Main Street
Block Number(s): 116; Lot Number(s): 02
Tax Plate: _____; Zone of Property: B-1 (Redevelopment Zone)
The location of the property is approximately 0 feet from the intersection of Edison & Terrence
_____ and _____ (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?
☐ Yes, Date(s): _____; ☒ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☒ None

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☒ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☒ Variance "C1" Reason: ☐ shape of property; ☒ physical features; ☒ exceptional situation.
- 4) ☒ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☐ Site Plan: ☐ preliminary; ☐ final; ☐ preliminary and final; ☐ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section: 25-15.3; Proposed: to be added; Description: The maximum height shall be 24 inches
Section: _____; Proposed: sign; Description: Redevelopment Plan
Section: _____; Proposed: _____; Description: Any & All other variances that
Section: _____; Proposed: _____; Description: may be needed

E. DESCRIPTION OF PROPERTY

Existing Use of the Property - Empty - previously a Dollar Store

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)

New "Family Dollar" Sign; 34" High where 24" is
allowed - wall sign - New Monument Sign - Illuminated

The property is _____ (square feet); _____ (acres)

Impervious Surface Coverage: Present: —; Proposed: _____

Building Coverage: Present: —; Proposed: _____

Is the property located:

- | | | |
|--|------------------------------|--|
| Within 200 feet of another municipality? | ☐ Yes | ☒ No |
| Adjacent to an existing or proposed county road? | ☐ Yes | ☒ No |
| Adjacent to other county land? | ☐ Yes | ☒ No |
| Adjacent to a state highway? | ☐ Yes | ☒ No |

F. EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: Scott Kipnes - Fox Rothschild LLP
Telephone Number: (212) 878-7901 Email: SKipnis@foxrothschild.com
Address: 101 Park Ave, New York, NY 10178

APPLICANT'S ENGINEER: _____
Telephone Number: () _____ Email: _____
Address: _____

APPLICANT'S ARCHITECT: _____
Telephone Number: () _____ Email: _____
Address: _____

APPLICANT'S PLANNER: _____
Telephone Number: () _____ Email: _____
Address: _____

OTHER EXPERT(S): _____
Telephone Number: () _____ Email: _____
Address: _____

If necessary, please list any additional experts below, including address, telephone number and email address.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: Phil Nijff Date: 6-21-2021

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statue time limit, the applicant grants permission for such an extension.

Applicant's Signature: Phil Nijff Date: 6-21-2021

OWNER'S AUTHORIZATION – MUST BE SIGNED – Letter Attached

I hereby certify that I reside at _____
in the County of _____ and the State of _____;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) _____:
Lot(s) _____ on the Tax Map of _____ which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature: _____ Date: _____

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER
TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE
NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled “PROPOSAL”, describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 4B) Please attach a written statement labeled “REASONS FOR RELIEF”, which fully answers 4C-1, 4C-2 or 4D (Special Reasons) AND part 4E (Negative Criteria).
- 4C-1) (For C1 variances only) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under N.J.S.A. 40:55D-70c(1). List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- 4C-2) (For C2 variances only) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to N.J.S.A 40:55D-70c(2). Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) (For D variances only) State the special reasons under N.J.S.A 40:55D-70d affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION
Survey	Nick Fusco	11-8-17

I. NOTICE

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.



PROPERTY OWNER LETTER OF AUTHORIZATION

March 17, 2021

TO WHOM IT MAY CONCERN:

Please accept this letter as authorization for Everbrite, LLC , US Sign & Lighting and any of their agents to obtain any necessary permits for new signage at:

Family Dollar # 794064
217 Main St
West Orange, NJ 07052

Property Owner Information:

Maple SVC1 LLC

Name

3715 Grand View Blvd

Street Address

Los Angeles, CA 90066

City, State, ZIP

310-928-1440

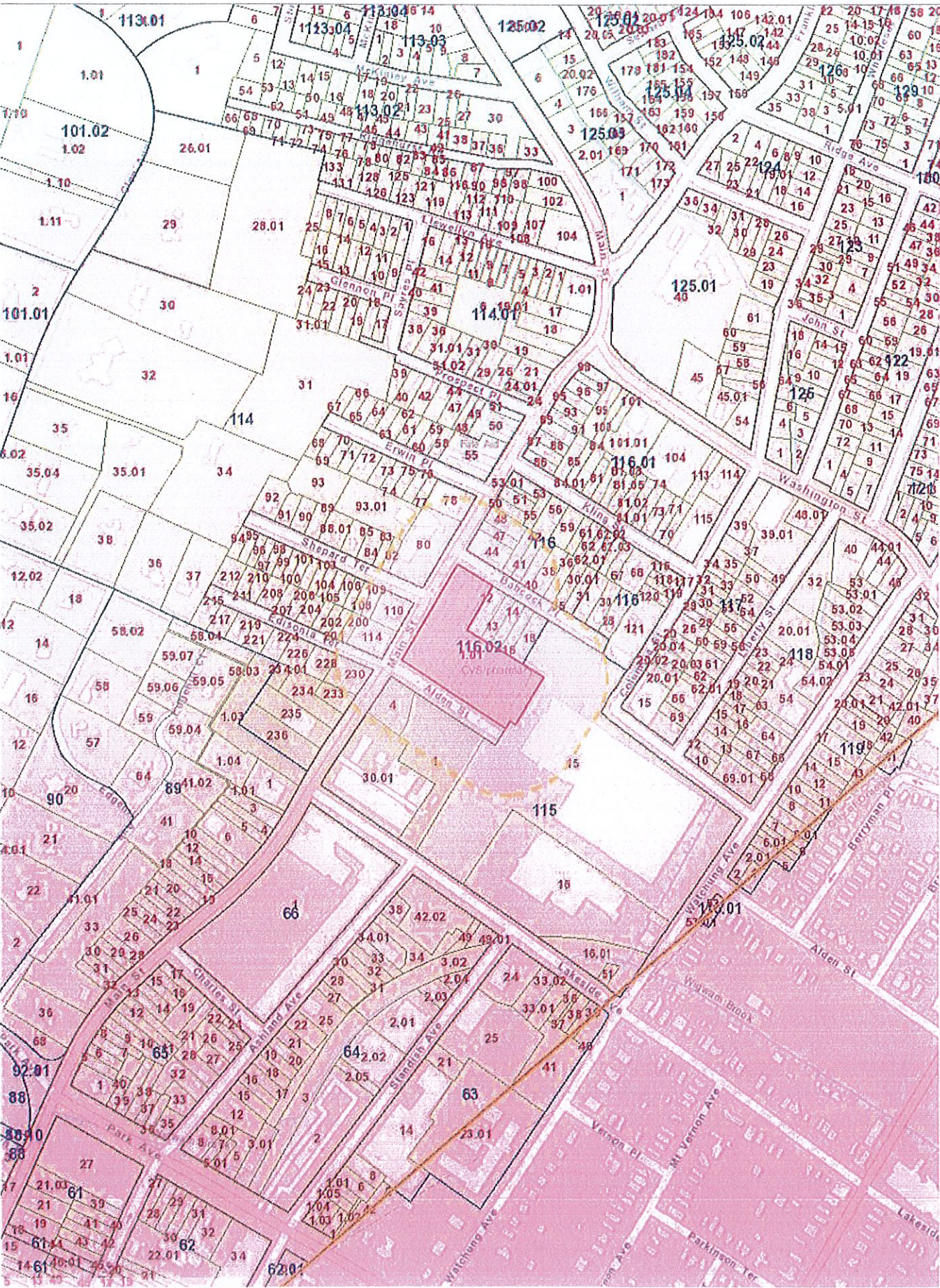
Contact Number

Signed,

A handwritten signature in black ink, appearing to read "m. white", written over a horizontal line.

Print Name

Buffer Report - Map





DESIGN • BUILD • INSTALL • SERVICE

PROPOSAL

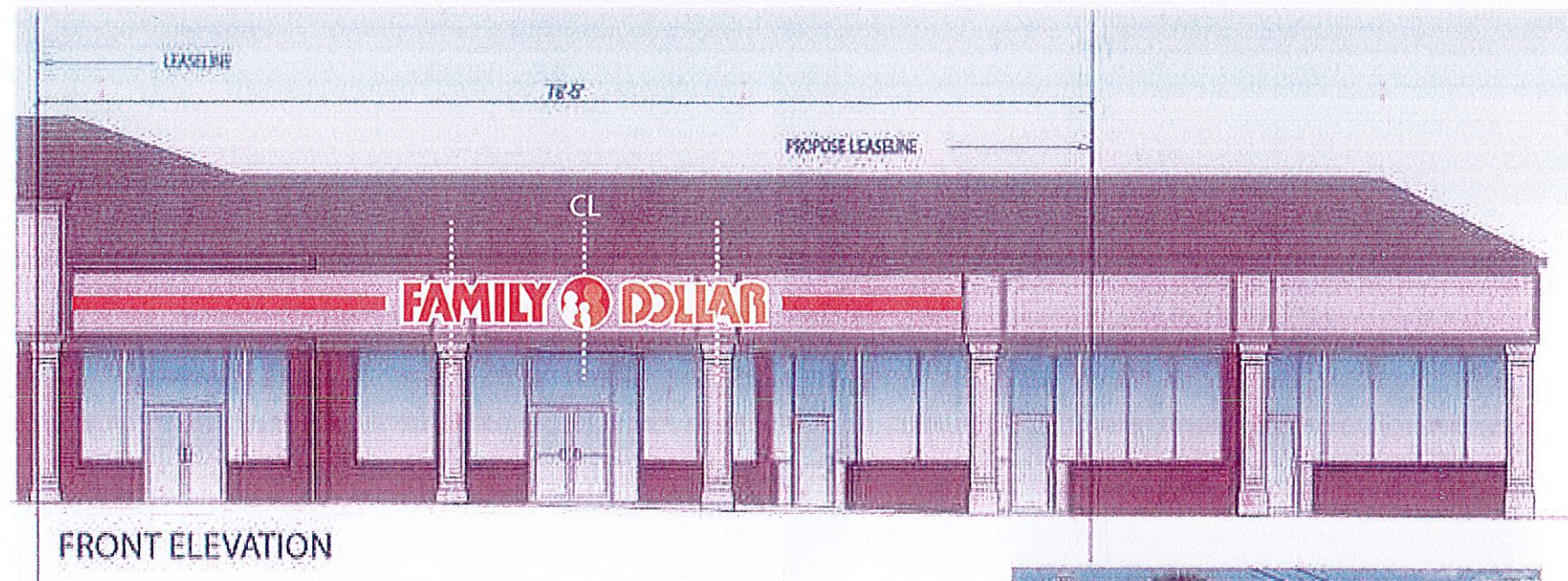
SignPros is proposing to install a “FAMILY DOLLAR” sign that exceeds the requirement that all façade signs cannot exceed 24” in height and is internally illuminated. The sign proposed is 39” high with a 48” round logo and is internally illuminated with LED lighting. The square footage of the proposed sign is permitted. Proposed is 108.375 sqft. where 117.75 is permitted.

SignPros is proposal to refurbish the existing monument sign to incorporate the existing CVS tenant and new Family Dollar and Sherwin Williams tenants. The monument sign will remain the same height and size as the existing. The refurbished sign will be internally illuminated, where the existing is external illumination.

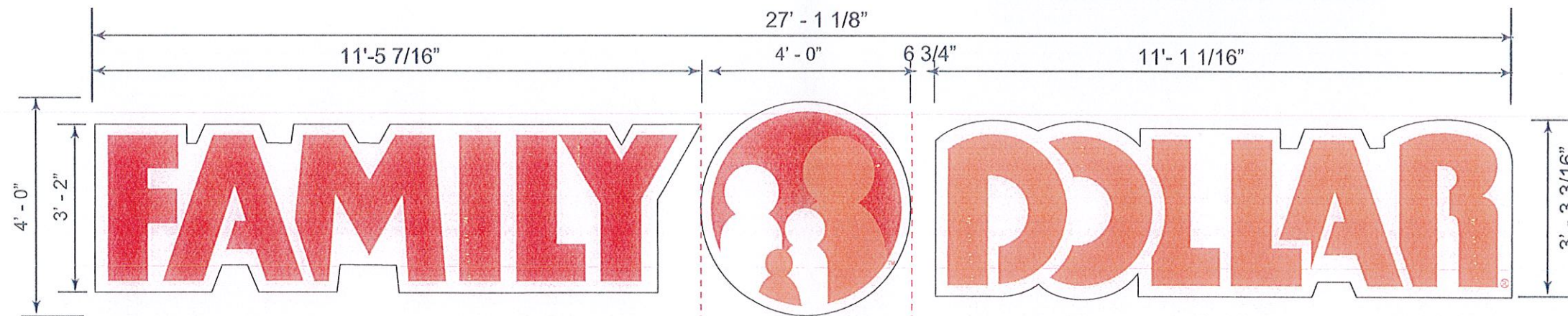
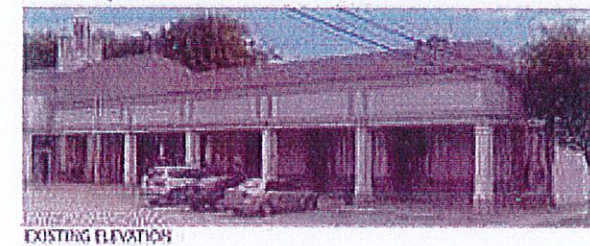
REASONS FOR RELIEF

The current ordinance does not take into consideration the proximity of the building from the street. In this case the proposed Family Dollar store is located over 180’ from the street. A larger wall sign letter height will be more visible for both vehicular and pedestrian traffic. The intent of the sign ordinance is to identify the businesses. Allowing for this variance for a larger letter height under these circumstances would substantially outweigh any detriment. Further, the ordinance does require the sign to be externally illuminated. Once again, the distance from the street and the other signs on the façade, the CVS sign, are internally illuminated. All the signs located are in the sign band and the proposed Family Dollar sign is located in the sign band. By allowing the larger letter height it will more equally fill the space. The sign proposed is proportional to the building area and is centered over the entrance.

The monument sign will incorporate the new tenants. The internally illumination will allow the sign to be more visible for both pedestrian and vehicle traffic. The sign will match the new wall signs also giving a consistent design on the property. The sign size and height does not change, even though the size is minimal for such a large property with three tenants.



FAMILY/DOLLAR will straddle the achitectural details above the columns -stands offs will be used - TBD thru engineering



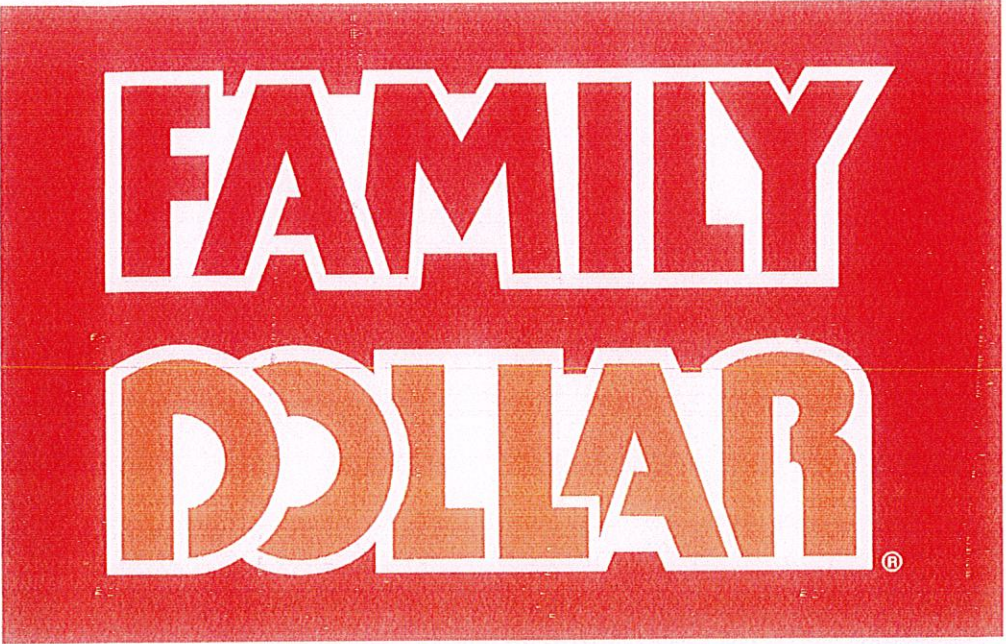
ALLOWABLE SQFT = 117.75
TOTAL BOXED SF FT. = 108.375

LCM-1B in front of the 38" LINEAR CLOUD - 4' Medallion



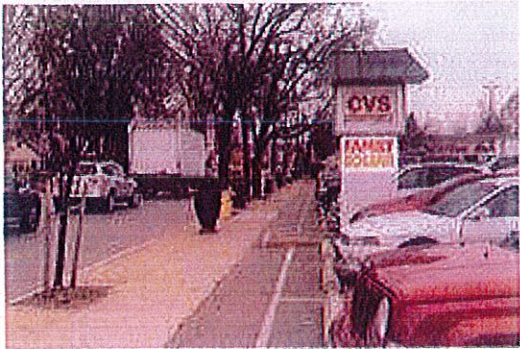
DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: FAMILY DOLLAR		Description: 38" Cloud, 53" Medallion		Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.	
Project No: 434844-3		Scale: NTS			
Date: 2/17/21		Drawn By: DB			
Location & Site No: 217 Main St West Orange, NJ		FDO794064			
		Revised:		CUSTOMER SIGNATURE _____	
		Revised:		LANDLORD SIGNATURE _____	
				DATE _____	
				DATE _____	



Visual Opening
Height : w/ advise
Width : w/advise

COMMITTEE PACKAGE



 Everbrite		DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.		
Customer: FAMILY DOLLAR		Description: Flat Replacement Face	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.	
Project No: 434844				
Date: 2/9/21		Revised:	CUSTOMER SIGNATURE	
Location & Site No: 217 Main St		Revised:	DATE	
West Orange, NJ		FDO794064	LANDLORD SIGNATURE	
			DATE	

SCHEDULE "B" ITEMS

THERE ARE NO SURVEY RELATED AND/OR PLOTTABLE SCHEDULE "B" ITEMS.

SITE PICTURE



VICINITY MAP

NOT TO SCALE



LAND AREA

93,716.4 SQUARE FEET
2.1514 ACRES

PARKING STALLS

REGULAR= 146 HANDICAP= 2
TOTAL= 148

STATEMENT OF ENCROACHMENTS

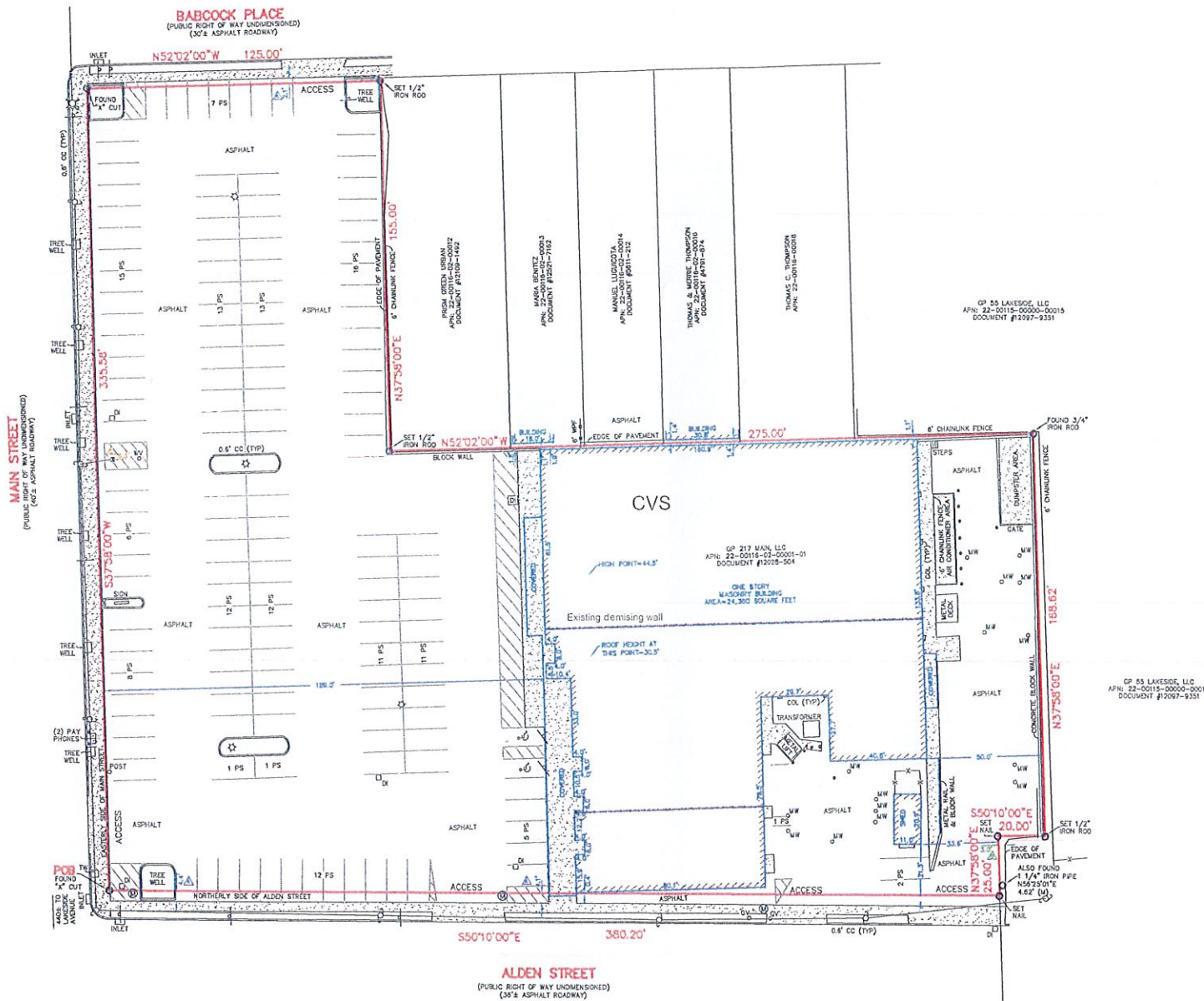
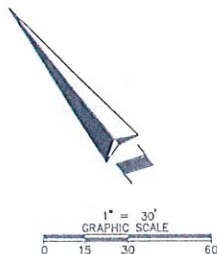
- ▲ ASPHALT PARKING AREA CROSSES INTO RIGHT OF WAY BY AT MOST, 4.4'.
- ▲ ASPHALT CROSSES INTO ADJACENT PROPERTY (SOUTHEAST) BY AT MOST, 3.0'.
- ▲ GUY ANCHOR CROSSES INTO SUBJECT PROPERTY, WITHOUT THE BENEFIT OF AN EASEMENT BY AT MOST, 6.6'.

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 340130011F, WHICH BEARS AN EFFECTIVE DATE OF 6/4/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

APN	ASSESSOR'S PARCEL NUMBER	●	BOLLARD
CC	CONCRETE CURB	○	CONCRETE SURFACE
COL	COLUMN	○	FIRE HYDRANT
CV	DRAINAGE INLET	○	GUY ANCHOR
MW	GAS VALVE	○	HANDICAP PARKING SPACE
POB	MONITORING WELL	○	LIGHT POLE
PS	POINT OF BEGINNING	○	MANHOLE
TR	PARKING SPACE(S)	○	NO PARKING AREA
TW	TRANSFORMER	○	SIGN
6"WF	TELEPHONE RISER	○	UTILITY POLE
	TREE WELL	○	
	TYPICAL	○	
	6" WOOD PANEL FENCE	○	



LEGAL DESCRIPTION

SHEET 1 OF 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ESSEX, STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, STATE OF NEW JERSEY BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF ALDEN STREET WITH THE EASTERLY SIDE OF MAIN STREET (FORMERLY VALLEY STREET) AND FROM THENCE RUNNING;

1. ALONG THE NORTHERLY SIDE OF ALDEN STREET, SOUTH 50 DEGREES 10 MINUTES EAST, 380.20 FEET, THENCE;
2. NORTH 37 DEGREES 58 MINUTES EAST, 25.00 FEET, THENCE;
3. SOUTH 50 DEGREES 10 MINUTES EAST, 20.00 FEET, THENCE;
4. NORTH 37 DEGREES 58 MINUTES EAST, 168.82 FEET, THENCE;
5. NORTH 52 DEGREES 02 MINUTES WEST, 275.00 FEET, THENCE;
6. NORTH 37 DEGREES 58 MINUTES EAST, 155.00 FEET TO THE SOUTHERLY SIDE OF BABCOCK PLACE, THENCE;
7. ALONG THE SOUTHERLY SIDE OF BABCOCK PLACE, NORTH 52 DEGREES 02 MINUTES WEST, 125.00 FEET, TO THE INTERSECTION OF THE SOUTHERLY SIDE OF BABCOCK PLACE WITH THE EASTERLY SIDE OF MAIN STREET, AND THENCE;
8. ALONG THE EASTERLY SIDE OF MAIN STREET, SOUTH 37 DEGREES 58 MINUTES WEST, 335.58 FEET, TO THE POINT AND PLACE OF BEGINNING.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 15482N1, WITH AN EFFECTIVE DATE OF AUGUST 04, 2017.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2018 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO ALDEN STREET, BABCOCK PLACE & MAIN STREET, ALL OF WHICH ARE DEDICATED PUBLIC STREETS OR HIGHWAYS.
5. THERE IS NO VISIBLE EVIDENCE OF EASEMENTS ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, CORNERS OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATION OF GRID NORTH.

ALTA/NSPS LAND TITLE SURVEY

PROJECT NAME
CVS
217 MAIN STREET
ESSEX COUNTY WEST ORANGE, NJ

SURVEYOR'S CERTIFICATE

TO: MAPLE SVCI LLC; KEARNY BANK AND FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/24/17. DATE OF PLAT OR MAP: 10/30/17.

REGISTERED SURVEYOR: NICHOLAS R. PROCO
PROFESSIONAL LAND SURVEYOR NO.: 27711
CERTIFICATE OF AUTHORIZATION: 246428248400
STATE OF NEW JERSEY

11/8/17

DATE

REPUBLIC NATIONAL

480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 862-4200 • INSURANCE@REPUBLICNATIONAL.NET • FAX: (407) 862-6229