

TOWNSHIP OF MANALAPAN

120 ROUTE 522

MANALAPAN, NJ 07726

Type of Application (Circle One)

Residential Alteration

Commercial Alteration

New Single Family Dwelling

New Commercial Bldg

New Two Family Dwelling

Sign (Residential or Commercial)

New Multi-Family Dwelling

Certificate of Non-Conformity

Other - Describe: _____

Circle One: (Sewer/Water) or (Septic/Well)

URGENT CARE - WALL SIGN
and
Monument signREQUEST FOR ZONING PERMIT

ADDRESS OF CONSTRUCTION: 120 Craig Road

BLOCK/LOT: 2503/21.06

PROPERTY OWNER: CIO SA Development LLC

TEL#: 908 692 4381

PROPERTY OWNER'S ADDRESS: P.O. Box 852 FARMINGDALE NJ 07727

APPLICANT: Midatlantic Sign

TEL#: 800-779-8205

APPLICANT'S ADDRESS 541 Commerce St. Bldg 1 Franklin Lakes, NJ 07417

PROPOSED WORK: Install two faces in existing sign - monument
d wall sign - Urgent Care. DIMENSIONS: 16" x 84"

SET BACKS: Front _____ Rear _____ Sides _____ Street Side _____ NO. OF STORIES: _____ HEIGHT: _____

SIGNAGE: SQUARE FOOTAGE: 933 ZONE: _____ TOTAL BLDG COVERAGE: _____

APPROVALS: Zoning Board _____ Planning Board _____ Resolution #: PFS0803A

I have read and am familiar with the Codes and Ordinances of Manalapan Township. The proposed project will not constitute nor create a non-conforming use or structure. I will not add nor delete from the requested project specifications without approval. I accept responsibility for any and all violations created by the requested project and understand such violations must be removed and/or abated as directed by the Zoning Officer.

Property Owner's Signature

Albert Franciosa

Print Name

12-5-12

Date

Applicant's Signature

Bob Behles

Print Name

12-5-12

Date

OFFICE USE ONLY:

APPROVED: ☒ DENIED: ☐

PERMIT # 212-1199

REMARKS: _____

Zoning Officer

12-17-12

Date

CERTIFICATE OF ZONING COMPLIANCE

To the best of my knowledge the finished project conforms to the Code and Ordinances of the Township of Manalapan.

APPROVED: _____ DENIED: _____ REMARKS: _____

Zoning Officer

Date

RESOLUTION

**TOWNSHIP OF MANALAPAN PLANNING BOARD
RESOLUTION OF MEMORIALIZATION
MONMOUTH COUNTY, NEW JERSEY
AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL**

Approved: November 8, 2012
Memorialized: December 13, 2012

MATTER OF CIOSA DEVELOPMENT, LLC

APPLICATION NO. PFS0803A

WHEREAS, an application for amended preliminary and final site plan approval has been made to the Manalapan Township Planning Board (hereinafter referred to as the "Board") by Ciosa Development, LLC (hereinafter referred to as the "Applicant") on lands known and designated as Block 2503, Lot 21.06, as depicted on the Tax Map of the Township of Manalapan (hereinafter "Township"), and more specifically located at Craig Road in the OP-3 Zone (Manalapan Township) and the CMX-3/A Zone (Freehold Township); and

WHEREAS, a public hearing was held before the Board on November 8, 2012; and

WHEREAS, the Board has heard testimony and comments from the Applicant and with the public having had an opportunity to be heard; and

WHEREAS, a complete application has been filed, the fees as required by Township Ordinance have been paid, and it otherwise appears that proper notice has been published and the jurisdiction and powers of the Board have been properly invoked and exercised.

NOW, THEREFORE, does the Manalapan Township Planning Board make the following findings of fact and conclusions of law with regard to this application:

1. The Applicant previously received preliminary and final site plan approval to construct a 7,458 square foot two-story office building with associated site improvements. These

site improvements included a storm drainage system with a subsurface detention basin, a paved parking area with thirty-four (34) spaces, a sidewalk, landscaping, as well as lighting.

2. The Applicant then received amended approval to construct an additional sixteen (16) parking spaces, thereby expanding the total number of parking spaces to fifty (50). The expansion of the parking spaces brought the site into compliance with the Township's requirements for medical office uses. A detention basin was also approved to collect run off from the proposed asphalt parking area to mitigate the drainage impact of the additional impervious surface. Access to and from the site will continue to be via a divided ingress/egress driveway along the Craig Road frontage, and the site is still proposed to be serviced by public water and sanitary sewer.

3. The Applicant further received approval of a bulk variance to permit the land-banking of sixteen (16) of the fifty (50) required parking spaces.

4. The subject site contains 1.22 acres with frontage along the southern side of Craig Road and is approximately 260 feet west of New Jersey State Highway Route 9. The site is bifurcated by the municipal boundary between Manalapan Township and Freehold Township, with the Manalapan portion located in the OP-3 Zone and the Freehold portion located in the CMX-3/A Zone. The site previously contained a two-story framed building with approximately 2,250 square feet of floor area, an 800 square foot garage, a 200 square foot shed and a bituminous driveway/parking area. The existing principal structure was substantially damaged by fire and was removed with the exception of its partial foundation in order to construct the proposed office building. The existing shed and garage structure are proposed to remain. There are no freshwater wetlands, wetland transition areas or other environmentally sensitive areas identified on site.

5. The Applicant is now seeking a further amended preliminary and final site plan approval along with variance relief to permit wall-mounted signage and a freestanding monument-style ground sign. One sign is proposed to be 55 square feet in area and will be mounted over the

second floor window in an area that is above the permitted signable area of the building. The second sign is a wall sign which will contain 16.43 square feet in area and is located in the porch pediment in the front of the building. Both signs are proposed to be LED illuminated. Mr. Ploskonka stated that variance relief would be required from Section 95-8.7D(2) which restricts the maximum permitted height of a wall sign to the location within the signable area of the building as provided in Sign Schedule A, Exhibit 8-1. He further noted that the second proposed wall-mounted sign would require variance relief from Section 95-8.7D(2) which restricts the site to one wall sign as provided in the Sign Schedule A, Exhibit 8-1. Mr. Ploskonka further stated that variance relief would be required to permit the ground-mounted monument sign to exceed the four (4) foot height limitation to permit the inclusion of the building number at the top of the sign and to permit six (6) inch high lettering wherein a maximum of three (3) inches is permitted.

6. Counsel for the Applicant, Gerald Sonnenblick, Esq., stated that the previous preliminary and final site plan approval had been granted in August of 2009 and permitted a new office building on the site. He explained that an amended approval was granted in March 2012 to permit a doctor's office on the site. He stated the Applicant was now seeking a further amendment to permit the proposed signage.

7. Testimony was then taken from the Applicant's Engineer and Planner, John Ploskonka, PE, PP. Mr. Ploskonka testified that the proposed signage was necessary in order to provide proper identification for the use. It was his professional opinion that the proper signage would help to create safe vehicular traffic circulation in the area. He further noted that the signs were attractive and would help to promote a desirable visual environment. He also testified that the signs were in character for the rest of the zone and did not represent a substantial detriment to the zone plan or the zone ordinance.

8. Testimony was also taken from Alvin Goldberg who is the proposed tenant of the building. Mr. Goldberg stated that the sign on the building represented the name of the doctor's office which would be the tenant. He stated that he uses similar signs in other locations which helped to direct the traveling public to the site.

9. There were no members of the public expressing an interest in this application.

WHEREAS, the Manalapan Township Planning Board having reviewed the proposed application and having considered the impact of the proposed application on the Township and its residents to determine whether it is in furtherance of the Municipal Land Use Law; and having considered whether the proposal is conducive to the orderly development of the site and the general area in which it is located pursuant to land use and zoning ordinances of the Township of Manalapan; and upon the imposition of specific conditions to be fulfilled, hereby concludes that good cause has been shown to approve the application of Ciosa Development, LLC for amended preliminary and final site plan approval pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50, along with ancillary variance relief pursuant to N.J.S.A. 40:55D-70c(2).

The Board first finds that the Applicant has previously been granted both preliminary and final site plan approval as well as amended preliminary and final site plan approval for the creation of an office building with a doctor's office. The Applicant's new signage proposal requires bulk variance relief. The Municipal Land Use Law, at N.J.S.A. 40:55D-70c provides Boards with the power to grant variances from strict bulk and other non-use related issues when the applicant satisfies certain specific proofs which are enunciated in the Statute. Specifically, the applicant may be entitled to relief if the specific parcel is limited by exceptional narrowness, shallowness or shape. An applicant may show that exceptional topographic conditions or physical features exist which uniquely affect a specific piece of property. Further, the applicant may also supply evidence that exceptional or extraordinary circumstances exist which uniquely affect a specific

piece of property or any structure lawfully existing thereon and the strict application of any regulation contained in the Zoning Ordinance would result in a peculiar and exceptional practical difficulty or exceptional and undue hardship upon the developer of that property. Additionally, under the c(2) criteria, the applicant has the option of showing that in a particular instance relating to a specific piece of property, the purpose of the act would be advanced by allowing a deviation from the Zoning Ordinance requirements and the benefits of any deviation will substantially outweigh any detriment. In those instances, a variance may be granted to allow departure from regulations adopted, pursuant to the Zoning Ordinance.

Those categories specifically enumerated above constitute the affirmative proofs necessary in order to obtain "bulk" or (c) variance relief. Finally, an applicant must also show that the proposed variance relief sought will not have a substantial detriment to the public good and, further, will not substantially impair the intent and purpose of the zone plan and Zoning Ordinance. It is only in those instances when the applicant has satisfied both these tests, that a Board, acting pursuant to the Statute and case law, can grant relief. The burden of proof is upon the applicant to establish these criteria.

The Board finds that the proposed signage satisfies the positive criteria. The Board specifically finds that the signs are placed in a location which assists traveling motorists in easily identifying the site. The Board, therefore, finds that this improves vehicular circulation. The Board also finds that the proposed signage helps to create a desirable visual environment. These improvements both promote the goals of planning as enumerated in N.J.S.A. 40:55D-2. The Board also finds the Applicant has satisfied the negative criteria. The Board finds that the proposed signage will help increase safety on the site. The Board also finds that the signage is not out of character for other similar uses in the zone and within the municipality. The Board, therefore, concludes there is no substantial detriment to the zone plan or the zoning ordinance.

Based upon the foregoing, the Board concludes that variance relief pursuant to N.J.S.A. 40:55D-70c(2) is appropriate in this instance.

The Board finds that the Applicant has satisfied the remainder of the Township's site plan and zoning ordinance requirements. The Applicant may therefore be granted amended preliminary site plan approval pursuant to N.J.S.A. 40:55D-46 as well as final site plan approval pursuant to N.J.S.A. 40:55D-50.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Manalapan on this 13th day of December, 2012, that the action of the Planning Board taken on November 8, 2012, granting Application No. PFS0803A of Ciosa Development, LLC, amended preliminary and final site plan approval pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50, along with ancillary variance relief pursuant to N.J.S.A. 40:55D-70c(2) is hereby memorialized as follows:

The application is granted subject to the following conditions:

1. The development of this site shall take place in strict conformance with the testimony, plans and drawings which have been submitted to the Board.
2. The Applicant shall comply with all recommendations contained in the reports of the Board's professionals except as modified herein.
3. All terms of the previous approvals shall remain in full force except as modified herein.
4. The Applicant shall provide a certificate that taxes are paid to date of approval.
5. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board Secretary.
6. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Manalapan, County of Monmouth, State of New Jersey or any other jurisdiction.

BE IT FURTHER RESOLVED that the Applicant is hereby authorized and directed to cause a notice of this decision to be published in the official newspaper at the Applicant's expense. The Board Secretary is hereby authorized to send a certified copy of this Resolution to the Applicant and to the Township Clerk, Engineer, Attorney and Tax Assessor, and shall make same available to all other interested parties.

FOR APPROVAL

ON MOTION OF: Mr. Pine

SECONDED BY: Mr. Cohen

	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
R. Cohen	(X)	()	()	()	()
Kwaak	(X)	()	()	()	()
Hogan	()	()	()	(X)	()
Eisner	()	()	()	()	(X)
McNaboe	(X)	()	()	()	()
Holland	(X)	()	()	()	()
Green	(X)	()	()	()	()
Mendez	()	()	()	(X)	()
Niebling	(X)	()	()	()	()
Aaronson (Alt. 1)	()	()	()	(X)	()
Pine (Alt. 2)	(X)	()	()	()	()

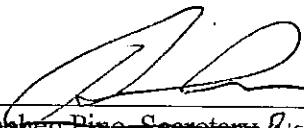
FOR MEMORIALIZATION

ON MOTION OF: Mr. McNaboe

SECONDED BY: Mr. Cohen

	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
R. Cohen	(X)	()	()	()	()
Kwaak	(X)	()	()	()	()
Hogan	()	()	()	(X)	()
Eisner	()	()	()	()	(X)
McNaboe	(X)	()	()	()	()
Holland	(X)	()	()	()	()
Green	(X)	()	()	()	()
Mendez	()	()	()	()	(X)
Niebling	(X)	()	()	()	()
Aaronson (Alt. 1)	()	()	()	()	(X)
Pine (Alt. 2)	()	()	()	(X)	()

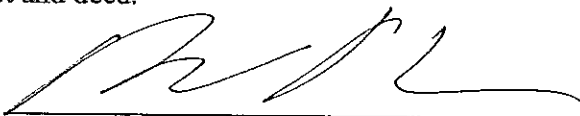
I hereby certify this to be a true and accurate copy of the Resolution adopted by the Manalapan Township Planning Board, Monmouth County, New Jersey, at a public meeting held on December 13, 2012.


~~Stephen Pine, Secretary~~ *Richard Cohen, Acting Secretary*
Manalapan Township Planning Board

STATE OF NEW JERSEY :
SS. :
COUNTY OF MONMOUTH :

I hereby certify that on December 13, 2012, *Richard Cohen* ~~Stephen Pine~~, personally came before me and acknowledged under oath, to satisfaction, that this person:

- (a) is the Secretary of the Manalapan Township Planning Board; and
- (b) signed the Resolution as his act and deed.

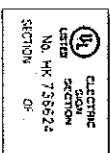
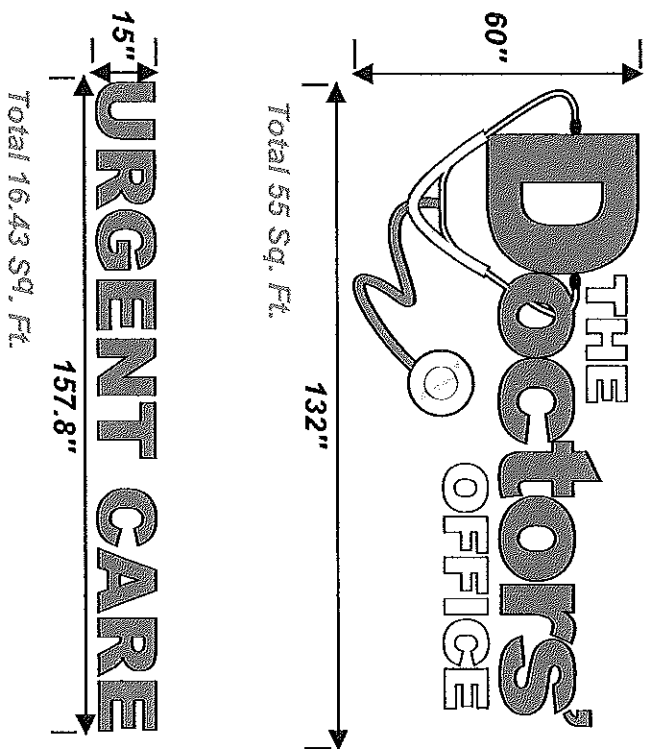

Ronald D. Cucchiaro
Attorney-at-Law, State of New Jersey

Dated: *12/13/12*

The Doctors Office - Manalapan, NJ

Front Elevation Signs

7-12-1199
220

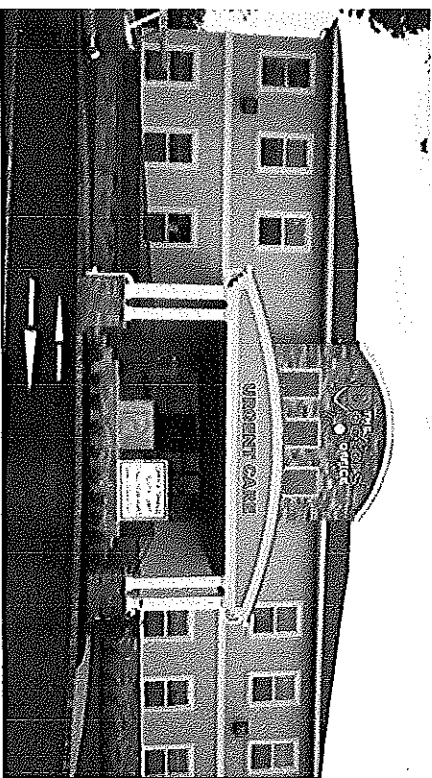
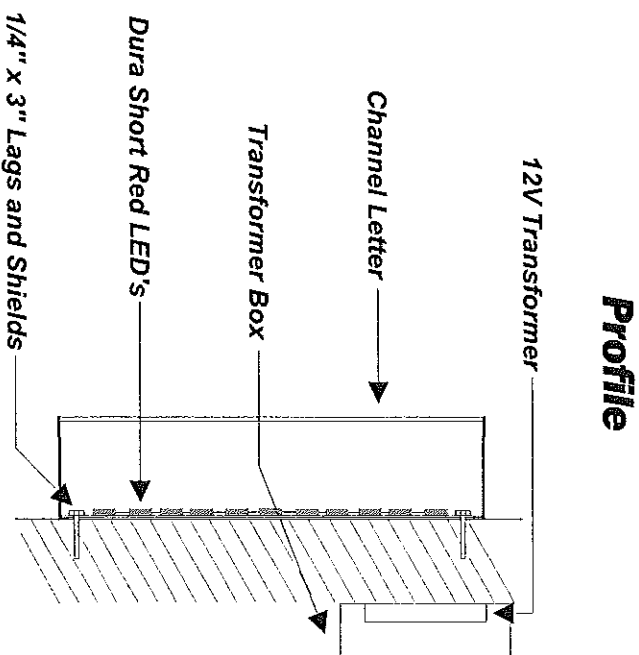


Specifications

- Two Sets of Flush Mounted Channel Letters
- (1) Set (Doctors') White Returns, Red Faces and Black Trim Cap
- (1) Set (The Office) White Returns, White Faces and Black Trim Cap
- (1) Logo White Returns, White Faces, Black Trim Cap and Digitally Printed Vinyl Overlay
- (1) Set (Urgent Care) White Returns, Red Faces and Black Trim Cap
- Red-White LED Illumination
- UL Number 736624

UL Installation Specifications

- 1) This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
- 2) Remote transformers wired in UL approved boxes, in roof, dry location.
- 3) (2) 120V - 50/60 line wired to supplied transformer boxes.



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DATE:	11/12/2012	CLIENT:	The Doctors Office
CONTACT:	Bob Behles	LOCATION:	Manalapan, NJ
REVISIONS:		SIGN TYPE:	Front Elevation Signage

APPROVAL:
DATE:

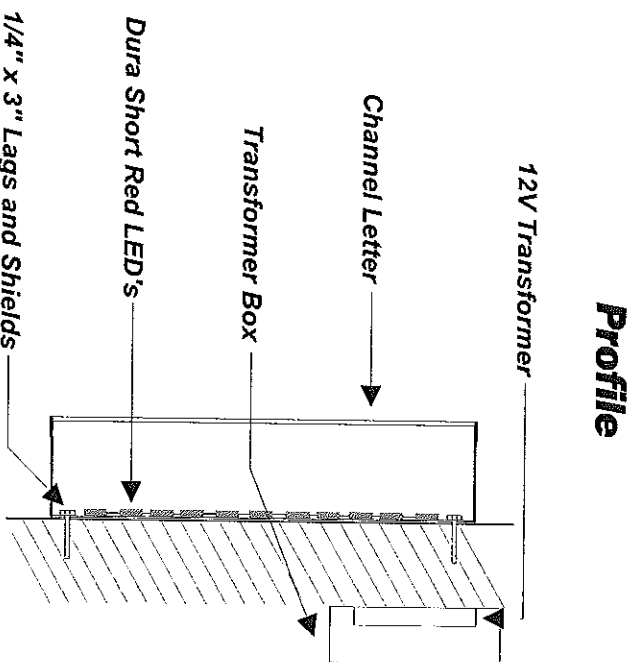
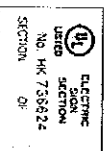
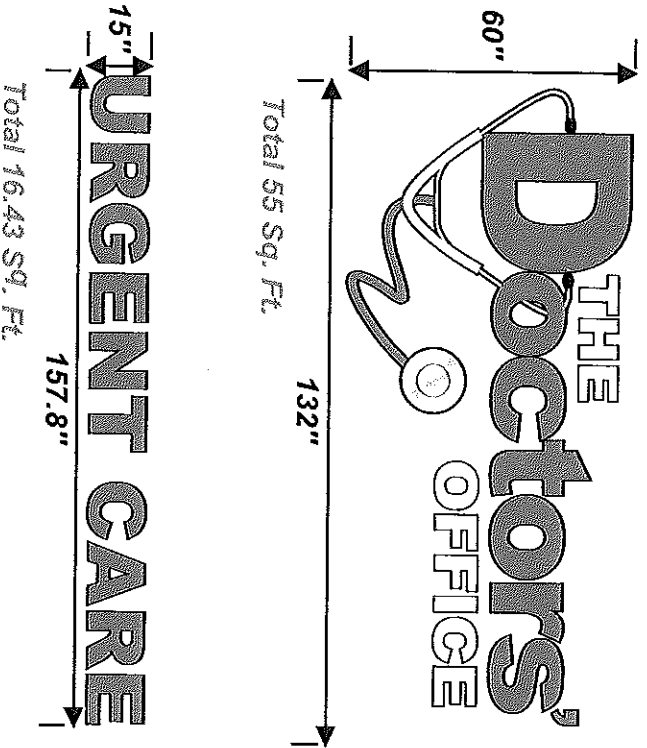
M A S A
541 Commerce St - Bldg 1
Franklin Lakes, NJ 07417
T- 800.779.8205
F- 201-983-4224

MIDATLANT
SIGN & AWNING

The Doctors Office - Manalapan, NJ

Front Elevation Signs

2-12-1149
PBD



Specifications

- Two Sets of Flush Mounted Channel Letters
- (1) Set (Doctors') White Returns, Red Faces and Black Trim Cap
- (1) Set (The Office) White Returns, White Faces and Black Trim Cap
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CONTACT:	Bob Behles	LOCATION:	Manalapan, NJ
REVISIONS:		SIGN TYPE:	Front Elevation Signage

APPROVAL:	DATE:
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MIDATLANTIC
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