

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF MONROE
GLOUCESTER COUNTY**

125 VIRGINIA AVENUE
WILLIAMSTOWN, N.J. 08094
(856) 728-9800
Ext. #271 / #279

NOTICE OF APPLICATION OR APPEAL

ZBA No. 20-41

Applicant: SUPERIOR START Owner: ST. MATTHEWS BAPTIST CHURCH
(If different than applicant)

Address: 1991 Fries Mill Rd Address: 245 GLASSBORO RD
1831 STANGER AVE

WILLIAMSTOWN, NJ 08094 WILLIAMSTOWN, NJ 08094

Telephone No. 856-629-4414 Telephone No. [REDACTED]

Fax No. _____ E-Mail Address: DGORDON@STMATTHEWSBC.COM

Attorney: _____ E-Mail Address: [REDACTED]
Telephone No. _____

Address: _____

Property Address: _____

Plate: _____ Block: 15101 Lot: 14 Zoning Classification: C

1. Application concerns: (Check what is applicable)

Use ☒ Lot Area _____ Rear/Side/Front _____ Existing Building _____
Yards _____ Height _____ Addition _____

Proposed building _____ Minor/Major Site Plan _____ Minor/Major Subdivision _____

Alleged Error of Township Official _____ Other SIGNAGE WAIVER OF APPLICATION FEE

2. Brief description of real estate affected: Development Name: _____

Location: 1831 STANGER AVE 1991 FRIES MILL ROAD

Nearest Cross-Street: FRIES MILL ROAD Lot size: _____

Does Property Have Water/Sewer? _____ Private ☒ Public

If use variance is requested for accessory structure, what is the square footage of existing home? _____

Is this in a Pinelands area? No if yes, Certificate of Filing No. _____
(Please attach a copy of Certificate of Filing if applicable)

Present use: _____ Present improvements upon land: _____

3. If this application is for a use variance in conjunction with a request for a site plan approval, site plan waiver, or subdivision, have the appropriate forms been submitted? YES: ☒ NO: ☐

4. If this is an appeal action of a Township Official: Date of Action: _____

Your statement of alleged error of Township Official (Include name and title of Official) _____

5. State, in detail, what you want: OWNER PLANS to install LED
Signage in front of DAYCARE ON FRIES Mill
ROAD.

6. State why you think the Board should grant what you want. State whether or not you are claiming a hardship and state specifically what hardship you are claiming:

We feel that signage would help this
business in the TOWNSHIP stay successful.

7. If there have been any previous applications filed in connection with these premises state the date and the name under which it was filed:

NEW CONSTRUCTION

I hereby depose and say that all of the above statements and the statements contained in any papers or plans Submitted herewith are true to the best of my knowledge and belief.

Sworn to and subscribed before me

This 29th day of Sept. 2020

Karen A. Slade
(Notary Public)



[Signature]
(Signature of Applicant)

BOARD USE ONLY Date application received: _____ Deemed Complete: _____

[04/02/19]

Public hearing date: _____ By: _____

Custom Fabricated Double Sided Sign Cabinet, to include:

- Overall Dimension - 72"h x 168"w x 14"deep
- All Aluminum Construction
- 1-Color Matthews Painted Finish
 - Color _____
- LED Illumination
- 3/16" Thick White Polycarbonate Facing
- Translucent Vinyl Lettering / Graphics
- UL Listed and Approved

Pole Cover

- Overall Dimension - 36"h x 60"w x 8" deep
- Aluminum fabricated with painted finish
 - Color _____
- Vinyl Graphic on pole cover





Installation:

- Above installed onto (2) New 4" x 4" Steel Poles
- 30"Round x 48" Deep Concrete Footers
- Connection to customer supplied electrical lead ran to site of sign installation

*KC SIGN IS NOT RESPONSIBLE FOR ANY UNDERGROUND LINES THAT ARE NOT MARKED BY THE STATE ONE CALL SERVICE.

If you have underground data lines, sprinkler lines, privately installed electrical lines such as parking lot lights and field lights etc we recommend you hire a locator service to mark these lines*


Customer to provide place to dispose of dirt from new footers. If dirt must be removed from site additional charges will apply

-  BEHR DEEP RIVER (P500-6D)
-  BEHR UMBRELLA YELLOW (P300-7D)
-  BEHR PARK PICNIC (P390-7D)
-  BEHR TOP TOMATO (P180-7D)



CUSTOMER APPROVAL: _____
Signature _____ Date _____

CUSTOMER NAME ST. MATHEW'S BAPTIST CHURCH SUPERIOR START CHRISTIAN LC		Permits approved? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A		Substrate: SEE ABOVE FOR FULL DESCRIPTION		Graphics Details		Accessories		Installation	
SITE ADDRESS 1831 STANGER AVE WILLIAMSTOWN, NJ 08094		Are Above Cut Sizes? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO						Stakes? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> L-Duty <input type="checkbox"/> H-Duty		<input checked="" type="checkbox"/> Installed <input type="checkbox"/> Supplied to Customer	
ORDER NUMBER PAGE NUMBER 068680		Special Permit Notes: _____ _____ _____						Posts? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Qty - Type - Color -		Pick-Up Location <input type="checkbox"/> Aston <input type="checkbox"/> West Grove <input type="checkbox"/> Delivery <input type="checkbox"/> Shipped	
								Velcro? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D/S Tape? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Installation Instructions ---	
								Holes? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Size - Location -			

	Sign Description: _____ _____ _____ _____ _____			DATE SALESMAN DESIGNER 8/18/20 JOE CRAIG		
				KC SIGN - CORPORATE OFFICES 142 Conchester Hwy Aston, PA 19014 Ph: 610-497-0111 Fax: 610-497-0110 E-mail - info@kcsignco.com		
	Design • Build • Installation • Service					
	THIS IS AN ORIGINAL UNPUBLISHED DRAWING. CREATED BY KC SIGN CO. IT IS SUBMITTED FOR YOUR APPROVAL. IN CONNECTION WITH A PROJECT BEING PLANNED BY KC SIGN CO. IT IS FOR YOUR EXCLUSIVE USE. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION. THIS DRAWING IS PROPERTY OF KC SIGN CO.			*NOTE* DUE TO VARIANCES AMONG COLOR PRINTED & COMPUTER MONITORS THE COLORS YOU SEE ON YOUR PROOF MAY NOT BE THE EXACT COLORS OF OUR PRODUCTS. THE COLORS YOU SEE SHOULD BE CONSIDERED CLOSE RENDITIONS TO THE ACTUAL COLORS AVAILABLE.		

Custom Fabricated Double Sided Sign Cabinet, to include:

- Overall Dimension - 72"h x 168"w x 14"deep
- All Aluminum Construction
- 1-Color Matthews Painted Finish
 - Color _____
- LED Illumination
- 3/16" Thick White Polycarbonate Facing
- Translucent Vinyl Lettering / Graphics
- UL Listed and Approved

Pole Cover

- Overall Dimension - 36"h x 60"w x 8" deep
- Aluminum fabricated with painted finish
 - Color _____
- Vinyl Graphic on pole cover

Installation:

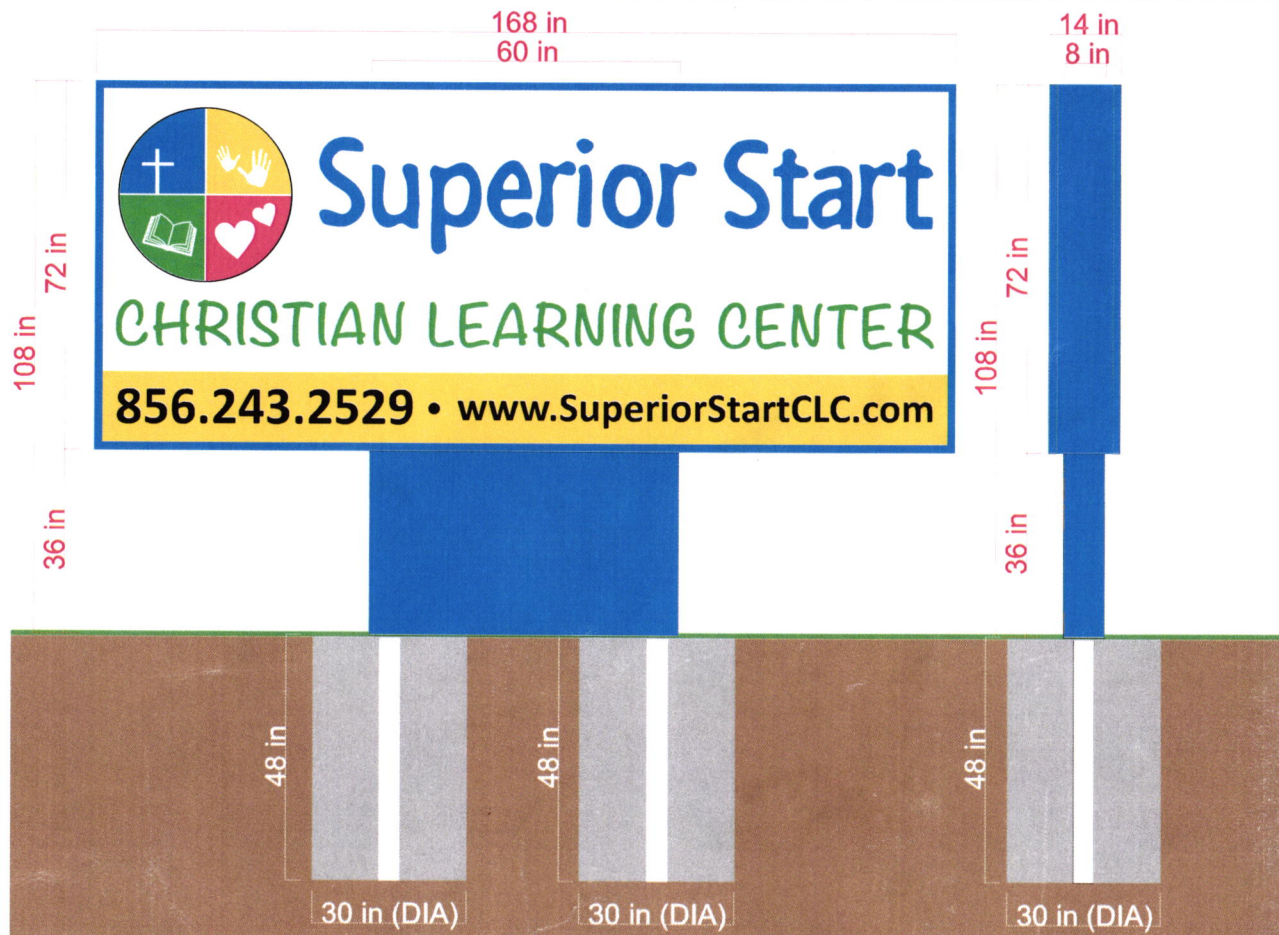
- Above installed onto (2) New 4" x 4" Steel Poles
- 30"Round x 48" Deep Concrete Footers
- Connection to customer supplied electrical lead ran to site of sign installation

*KC SIGN IS NOT RESPONSIBLE FOR ANY UNDERGROUND LINES THAT ARE NOT MARKED BY THE STATE ONE CALL SERVICE.

If you have underground data lines, sprinkler lines, privately installed electrical lines such as parking lot lights and field lights etc we recommend you hire a locator service to mark these lines*

Customer to provide place to dispose of dirt from new footers. If dirt must be removed from site additional charges will apply

- BEHR DEEP RIVER (P500-6D)
- BEHR UMBRELLA YELLOW (P300-7D)
- BEHR PARK PICNIC (P390-7D)
- BEHR TOP TOMATO (P180-7D)



CUSTOMER APPROVAL: _____
Signature _____ Date _____

CUSTOMER NAME ST. MATHEW'S BAPTIST CHURCH SUPERIOR START CHRISTIAN LC SITE ADDRESS 1831 STANGER AVE WILLIAMSTOWN, NJ 08094 ORDER NUMBER PAGE NUMBER 068680	Permits approved? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A Are Above Cut Sizes? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Special Permit Notes: _____ _____ _____	Substrate: SEE ABOVE FOR FULL DESCRIPTION	Graphics Details	Accessories Stakes? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> L-Duty <input type="checkbox"/> H-Duty Posts? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Qty - Type - Color - Velcro? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D/S Tape? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Holes? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Size - Location -	Installation <input checked="" type="checkbox"/> Installed <input type="checkbox"/> Supplied to Customer Pick-Up Location <input type="checkbox"/> Aston <input type="checkbox"/> West Grove <input type="checkbox"/> Delivery <input type="checkbox"/> Shipped Installation Instructions ---
---	--	---	-------------------------	--	--

	Sign Description: _____ _____ _____ _____ _____	DATE SALESMAN DESIGNER 8/18/20 JOE CRAIG KC SIGN - CORPORATE OFFICES 142 Conchester Hwy Aston, PA 19014 Ph: 610-497-0111 Fax: 610-497-0110 E-mail - info@kcsignco.com
	Design • Build • Installation • Service	
	THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY KC SIGN CO. IT IS SUBMITTED FOR YOUR APPROVAL, IN CONNECTION WITH A PROJECT BEING PLANNED BY KC SIGN CO. IT IS FOR YOUR EXCLUSIVE USE. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION. THIS DRAWING IS PROPERTY OF KC SIGN CO.	
	NOTE DUE TO VARIANCES AMONG COLOR PRINTED & COMPUTER MONITORS THE COLORS YOU SEE ON YOUR PROOF MAY NOT BE THE EXACT COLORS OF OUR PRODUCTS. THE COLORS YOU SEE SHOULD BE CONSIDERED CLOSE RENDITIONS TO THE ACTUAL COLORS AVAILABLE.	

REFERRAL FORM TO THE LAND USE BOARDS

Planning Board: _____

Zoning Board: X

APPLICATION DETAILS

Date: 5/21/2020

Name of Applicant: St. Matthews

Address of Applicant: 1991 Fries Mill Rd

Block: 15701 Lot(s): 14

Zone: C Pinelands: No

THIS APPLICATION FOR A ZONING PERMIT NEEDS THE FOLLOWING LAND USE BOARD APPROVAL BUT NOT LIMITED TO ANY PROFESSIONAL REVIEW FOR THE BOARD:

VARIANCES: _____ REQUIREMENTS: _____ PROPOSED: _____ NEED: _____

USE:	<u>EMC Sign</u>	<u>Unpermitted Roadway</u>	<u>175-135DA</u>
SIDE YARD:	_____	_____	_____
REAR YARD:	_____	_____	_____
FRONT YARD:	_____	_____	_____
BULK:	_____	_____	_____
LOT AREA:	_____	_____	_____
LOT WIDTH:	_____	_____	_____
LOT COVERAGE:	_____	_____	_____
ENCROACHMENT INTO BUFFER	_____	_____	_____

WAIVERS:

SIDEWALK WAIVER _____

SITE PLAN WAIVER _____

SITE PLAN:

MINOR SITE PLAN _____

MAJOR SITE PLAN _____

SUBDIVISION

MINOR SUBDIVISION _____

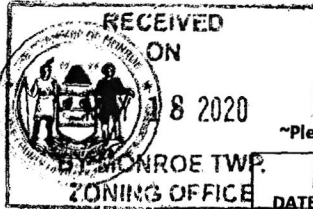
MAJOR SUBDIVISION _____

COMMENTS: _____

[Signature]
Zoning Officer Signature

5/21/2020
Date

CC: Applicant, Land Use Board Secretary, file



ZONING PERMIT APPLICATION

~Please be sure to read checklist before completing and submitting application~

TOWNSHIP OF MONROE
Zoning Department
125 Virginia Avenue
Williamstown, NJ 08094
www.monroetownshipnj.org
(856) 728-9800 ext. 237, 222
RESIDENTIAL FEE - \$50
NON-RESIDENTIAL FEE - \$100
RESUBMISSION/CHANGE FEE - \$25

OFFICE USE ONLY:
DATE APP COMPLETE 5/18/20 ZONE C APP # 10836

A Zoning Permit must be obtained prior to the construction, restoration, addition to, or alteration of any structure within the Township of Monroe, and prior to the issuance of a building permit. (Monroe Twp Code 175-3A)

Work Site Information:		
Work Site Address: <u>1991 Fries Hill Rd</u> Block: <u>15101</u> Lot: <u>14</u> Qualifier:		
Property & Owner Information		Tenant/Contractor Information (if Applicable)
Owner Name: <u>St. Matthews Baptist Church</u>		Contractor Name: <u>FAST SIGNS</u>
Owner Mailing Address: <u>PO Box 817</u>		Contractor Address: <u>1006 Haddonfield Rd.</u>
<u>Williamstown NJ 08094</u>		<u>Cherry Hill NJ 08002</u>
Owner Phone #: <u>(856) 629-4614 or [REDACTED]</u>		Contractor Phone #: <u>(856) 320-4723</u>
The property has (Circle One/Answer all): <u>(Sewer) or Septic</u> Business Tenant Name:		
Pinelands: Yes or No	Wetlands: Yes or No	Tenant Address Outside of Location:
HOA: Yes or <u>No</u>	Easement: Yes or No	
Variance Approval: Yes or <u>No</u> If yes, Resolution #		Tenant Phone #:

Commercial Applicants must submit Business Questionnaire in addition to Zoning Permit Application

Did you attach a copy of your **Survey / Plot Plan** as directed on the checklist with setbacks stated? Yes ☒ No ☐

Email address where any questions, status change and approval or denial can be sent [REDACTED]

PROPOSED USE/STRUCTURE/IMPROVEMENT - Please state first what you are requesting an approval for, and then include as much detail as possible, including all dimensions including height of structures, solar panel count and sq. ft. of concrete when applicable.

6' x 14' LED MONUMENT SIGN

SIGN - 72" h x 168" w x 12" deep
POST - 4 x 4 x 4 8 4 x 4 x 4 steel post 14'
COVER - 36" h x 48" w x 8" deep

Certification in Lieu of Oath

I hereby certify that I am the owner of record and am authorized to make the application. I further understand that it is the owner's responsibility to verify with the state that no wetlands and/or flood hazard areas or conservation easements are being disturbed by the proposed activity/activities. The owner is also responsible for any repairs that may result from patio/deck/pool installations/enlargements that encroach upon any easement.

I also understand that the Zoning Permit will expire **ONE YEAR** from the date of issuance, unless extended by the date stated on the permit. All permits require closure, by either a UCC Certificate or notification by the Owner of the Property or Contractor.

Property Owner ONLY - Print: Raymond G. [REDACTED] Signature: [Signature] Date: 5/14/20

OFFICE USE ONLY BELOW:

PAYMENT INFORMATION:			
Fee Collected: <u>\$100</u>	Check #: <u>014892</u>	Cash:	MO#: <u>5/18/20</u>
ENGINEERING & INSPECTION INFORMATION ONLY			
ENGINEERING REQUIRED	Rec'd Approval	Rec'd Final Compliance	
GRADING WAIVER GRANTED	Rec'd Approval	ENGINEERING NOT REQUIRED	
Inspection Date Performed & Findings:			
Permit Closure Document and Date:			

APPROVED BY ZONING OFFICER: _____ Date: _____



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

500 Scarborough Drive, Suite 108
Egg Harbor Township, NJ 08234
T: 609.910.4068
F: 609.390.0040
www.maserconsulting.com

October 14, 2020

VIA EMAIL AND U.S. MAIL

Dawn M. Farrell, Administrative Clerk
TOWNSHIP OF MONROE ZONING BOARD
125 Virginia Avenue, Suite 5A
Williamstown, New Jersey 08094-1768

Re: Sign Variance (1st Review)
Block 15101, Lot 14
1991 Fries Mill Road (aka 1831 Stanger Ave.)
Zone: C, Commercial District
Applicant: Superior Start
Application № 20-41
MC Project № MMZ-076

Dear Ms. Farrell:

The above referenced application is a request for a sign variance review.

1.0 Project Description

1.1 Proposal

The applicant seeks use variance approval to install a double-sided, LED backlit sign for the Superior Start Christian Learning Center owned by St. Matthews Baptist Church. The proposed overall sign is 72" inches (6 feet) high and 168" inches (14 feet) wide by 14' deep. The construction of the sign includes two 4" x 4" steel poles with an aluminum fabricated pole cover measuring 36" high x 60" wide x 8" deep in overall size.

1.2 Existing Conditions

The 6.93 acre parcel fronts on Fries Mill Road, also known as Franklinville-Turnersville Road and contains an existing daycare center and associated improvements. The property is zoned C, Commercial District and is owned by St. Matthews Baptist Church.

1.3 Surrounding Land Uses

The area is rural residential in character. All of the adjacent parcels are Township owned. The surrounding frontage along the west side of the Fries Mill corridor to



the northwest and to the southwest beyond the residences on Arlington Drive are also zoned C, Commercial. Several residential developments are situate nearby including “Hunter Woods” across Fries Mill Road and “The Ridings” which is located down Stanger Avenue. These developments are zoned R-2, Suburban Residential Option District. There are no residences directly adjacent to the parcel in question.

2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Zoning Board as #20-41, received via email October 5, 2020, consisting of the following:

<i>Sheet</i>	<i>Title</i>	<i>Date</i>
---	Notice of Application	September 29, 2020
---	Sketch of Sign Dimensions	August 18, 2020
---	Referral Form to Zoning Board	May 21, 2020
---	Zoning Permit Application	May 18, 2020
---	Reduced Size Portion of a Survey	---

3.0 Zoning Requirements

3.1 Use

In accordance with § 175-135C(1), signs are permitted in nonresidential districts when located on the immediate premises and identifying or advertising a business, activity or product conducted or sold on the premises.

4.0 Design, Performance and Evaluation Standards

4.1 Signs

1. In accordance with § 175-135C(4), one monument sign may be erected, provided that it is not situated within a sight triangle, and further provided that said monument sign does not exceed an area of 50 square feet nor exceed a height above grade of eight feet.

Details of the proposed sign have been provided. The proposed LED lit sign in total will be approximately 84 s.f. with an overall sign height of 9 feet and a proposed clearance of 3'. As such, the proposed sign is non-conforming in both area and height. As proposed variances are required.



2. In accordance with § 135G(3), illuminated signs shall be arranged to reflect the light and glare away from adjoining lots and streets. No sign shall be permitted with beam, beacon or flashing illumination. All signs with exterior lighting shall have the light source shielded from adjoining lots, streets and interior drives. All lights shall be either shielded or have translucent fixtures to reduce off-site effects. Testimony to be provided regarding compliance.
3. In accordance with § 175-135G(7), freestanding signs shall be located only in the front yard and shall not be located within the minimum side yard for the principal building; in no event shall a sign be closer than two feet to a street right-of-way. A sign shall not be located in any sight triangle unless it complies with all requirements of § 175-134. Rough details of its location, in reference to property lines, have been provided on the submitted property sketch. The applicant shall confirm that the proposed sign edge will be placed no closer to the ROW than two feet as required.

It is noted that there is an existing right-of-way easement along the property frontage with Fries Mill Road. The setback of the sign should be located 2' beyond said ROW easement which is noted as being 44' from the road's existing curbline (6.5' beyond the lots previous ROW limit).

5.0 Fees, Contributions, and Obligations

5.1 Escrow

The applicant must contact the Township's Finance Office to settle any outstanding review escrow accounts prior to any approval taking effect.

The above comments and/or recommendations are submitted for your review and consideration. Should you have any questions with regard to this matter or require additional information, please do not hesitate to contact our office at (609) 910-4068.

Regards,

MASER CONSULTING, INC.

A handwritten signature in blue ink that reads 'Pamela J. Pellegrini'.

Pamela J. Pellegrini, P.E., P.P., C.M.E.
Project Manager

PJP/rld

cc: Richard P. Coe, Esquire
201014_superior start_review 1.docx