

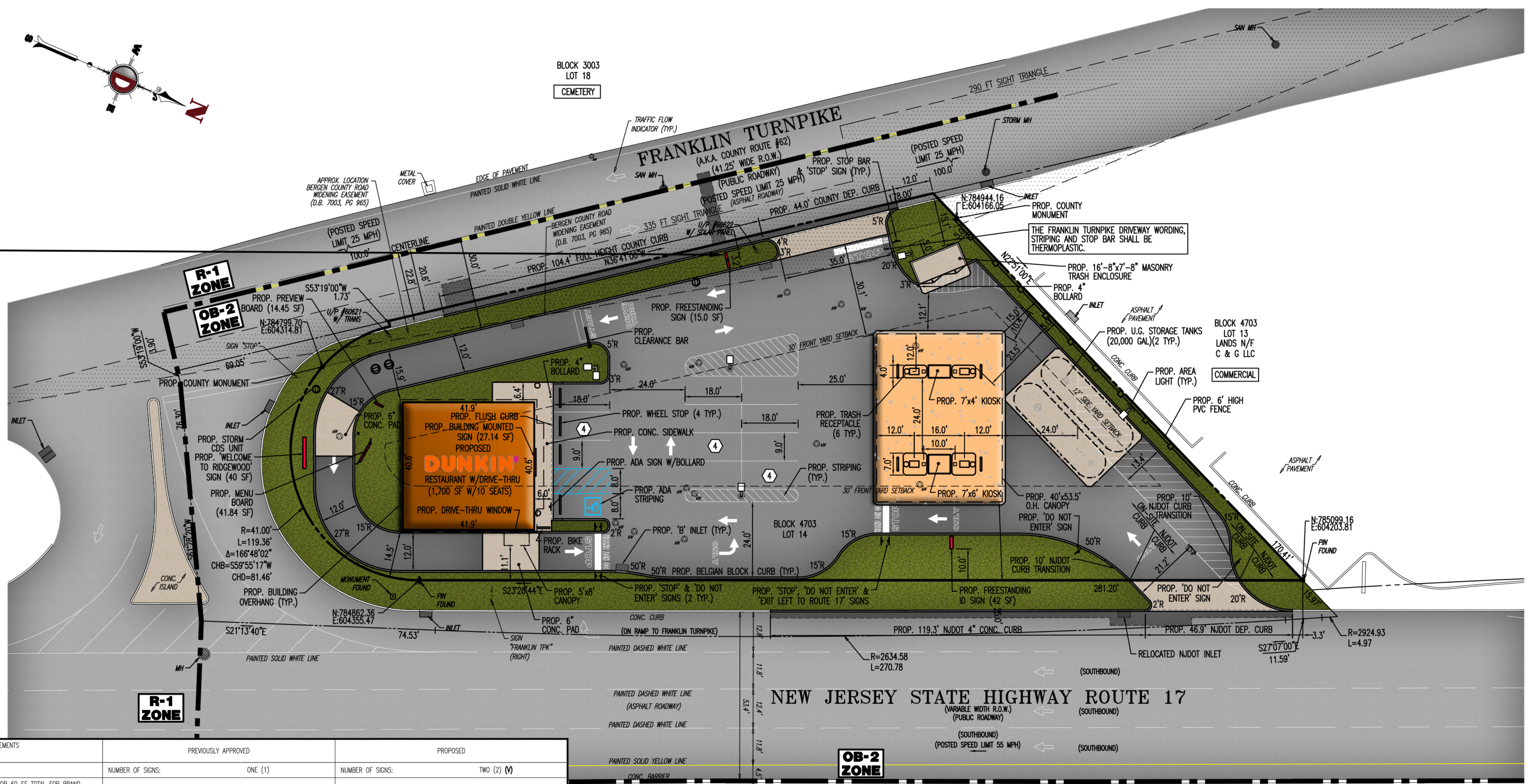
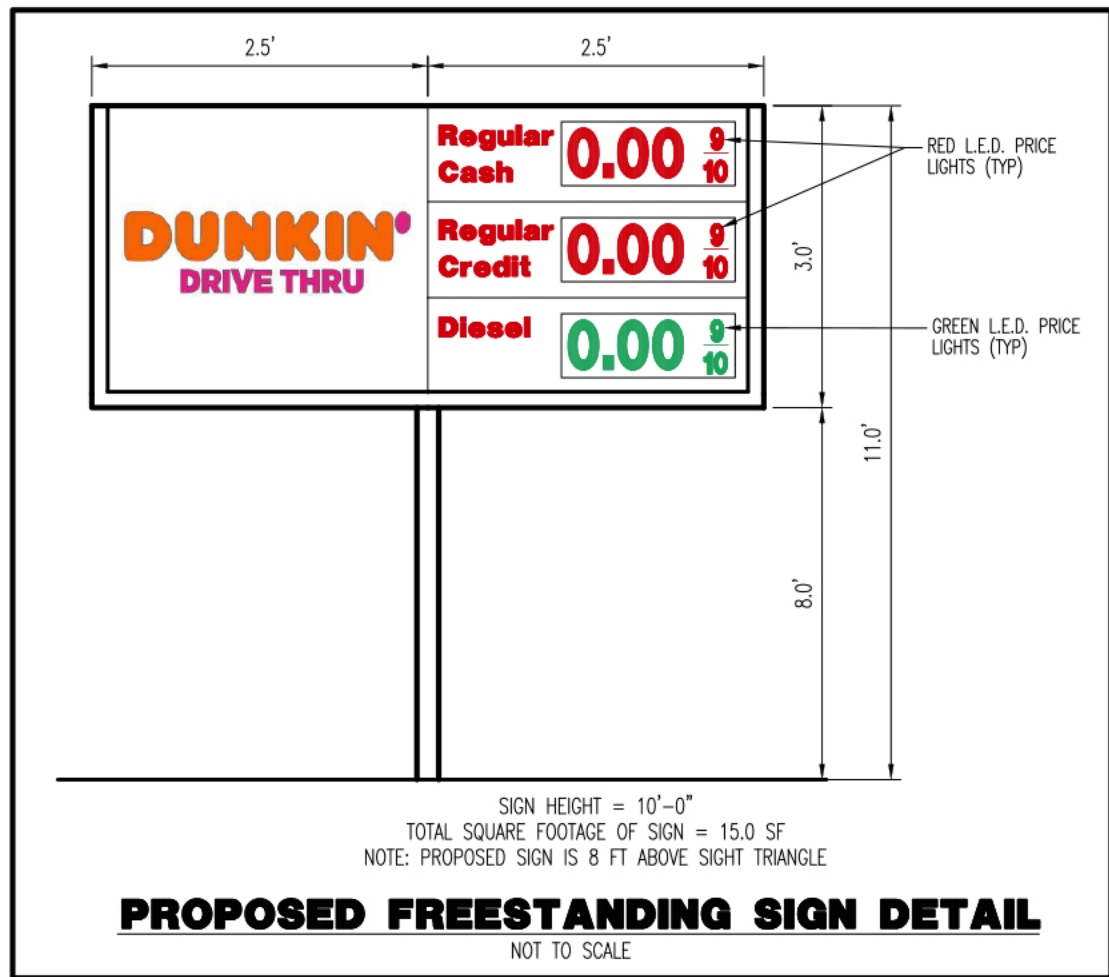
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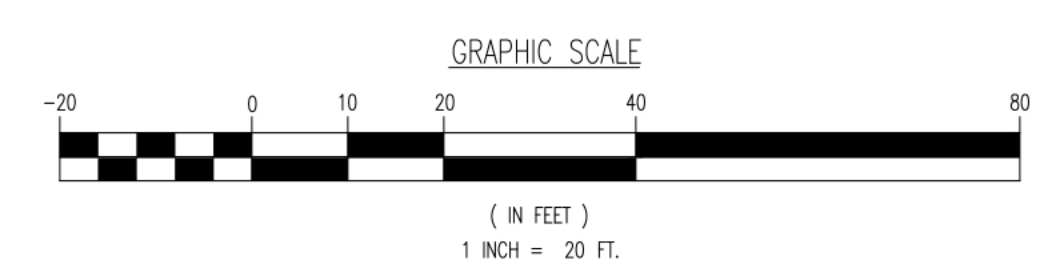


SIGNAGE TABLE

SIGN	OB-2 ZONE REQUIREMENTS	GASOLINE SERVICE STATION REQUIREMENTS (§190-122.H(3))	PREVIOUSLY APPROVED	PROPOSED
FREESTANDING SIGN	MAXIMUM NUMBER OF SIGNS: ONE (1) FREESTANDING OR BUILDING SIGN MAXIMUM SIGN AREA: 30 SF PER SIDE OR 60 SF TOTAL MAXIMUM SIGN HEIGHT: 15 FT MAXIMUM SIGN DIMENSIONS: THE GREATER DIMENSION SHALL NOT EXCEED TWICE THAT OF THE LESER DIMENSION MINIMUM SIGN FRONT SETBACK: 0 FT (DO NOT OVERHANG PROPERTY LINE)	MAXIMUM NUMBER OF SIGNS: ONE (1) MAXIMUM SIGN AREA: 30 SF PER SIDE OR 60 SF TOTAL FOR BRAND NAME OF STATION MAXIMUM SIGN HEIGHT: 18 FT MAXIMUM SIGN DIMENSIONS: N/A MINIMUM SIGN FRONT SETBACK: 10 FT	NUMBER OF SIGNS: ONE (1) SIGN AREA: NUSH ROUTE 17 SHELL SIGN 42 SF SIGN AREA (SHELL BRAND SIGN ONLY) NUSH ROUTE 17 SHELL SIGN 16 SF SIGN HEIGHT: 17.5 FT SIGN DIMENSION: 10.5 FT X 4 FT SIGN FRONT SETBACK: 10 FT	NUMBER OF SIGNS: TWO (2) (V) SIGN AREA: NUSH ROUTE 17 SHELL SIGN 42 SF FRANKLIN TURNPIKE: 15 SF (M) SIGN AREA: NUSH ROUTE 17 (SHELL BRAND) SIGN 16 SF FRANKLIN TURNPIKE (DUNKIN) 7.5 SF SIGN HEIGHT: 17.5 FT NUSH ROUTE 17 SHELL SIGN FRANKLIN TURNPIKE 11 FT SIGN DIMENSION: 10.5 FT X 4 FT (M) NUSH ROUTE 17 SHELL SIGN FRANKLIN TURNPIKE 5 FT X 3 FT (M) SIGN FRONT SETBACK: 10 FT NUSH ROUTE 17 SHELL SIGN FRANKLIN TURNPIKE 3.2 FT (M)
ATTACHED SIGNS	MAXIMUM NUMBER OF SIGNS: ONE (1) FREESTANDING OR BUILDING SIGN MAXIMUM SIGN AREA: 1 SF PER EVERY FOOT OF FRONT YARD SETBACK = 1 SF * 14.5 FT = 14.5 SF MAXIMUM SIGN DIMENSIONS: THE GREATER DIMENSION SHALL NOT EXCEED TWICE THAT OF THE LESER DIMENSION	MAXIMUM NUMBER OF SIGNS: N/A MAXIMUM SIGN AREA: N/A MAXIMUM SIGN DIMENSIONS: N/A	NUMBER OF SIGNS: ONE (1) SIGN AREA: 31.18 SF SIGN DIMENSION: 5.583 FT X 5.583 FT	NUMBER OF SIGNS: ONE (1) (E) SIGN AREA: DUNKIN DONUTS (NORTH SIDE) 27.14 SF (E) SIGN DIMENSION: DUNKIN DONUTS (NORTH SIDE) 38.125 IN X 8.54 FT (E)
CANOPY MOUNTED SIGN	MAXIMUM NUMBER OF SIGNS: ONE(1) MAXIMUM SIGN AREA: 30 SF PER SIDE, 60 SF TOTAL	MAXIMUM NUMBER OF SIGNS: N/A MAXIMUM SIGN AREA: N/A	NUMBER OF SIGNS: ZERO (0) SIGN AREA: N/A	NUMBER OF SIGNS: ZERO (0) SIGN AREA: N/A
PREVIEW BOARD	MAXIMUM NUMBER OF SIGNS: N/A MAXIMUM SIGN AREA: N/A	MAXIMUM NUMBER OF SIGNS: N/A MAXIMUM SIGN AREA: 4 SF [9]	NUMBER OF SIGNS: ONE (1) (E) SIGN AREA: 14.45 SF	NUMBER OF SIGNS: ONE (1) (E) SIGN AREA: 14.45 SF
MENU BOARD	MAXIMUM NUMBER OF SIGNS: N/A MAXIMUM SIGN AREA: N/A	MAXIMUM NUMBER OF SIGNS: N/A MAXIMUM SIGN AREA: 4 SF [9]	NUMBER OF SIGNS: ONE (1) (E) SIGN AREA: 41.84 SF	NUMBER OF SIGNS: ONE (1) (E) SIGN AREA: 41.84 SF

N/A: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-CONFORMANCE

- SIGNAGE TABLE NOTES
- ILLUMINATION OF ANY SIGN SHALL BE OF THE DIFFUSED LIGHTING TYPE, AND ONLY THE LETTERS OR LOGOS IN THE SIGN SHALL BE ILLUMINATED. (§190-122.B(4)(a)(1))
 - INDIRECTLY LIGHTED SIGNS SHALL ONLY BE PERMITTED WHERE THE SOURCES OF ILLUMINATION ARE SHIELDED IN SUCH A MANNER THAT THE SAME ARE NOT VISIBLE FROM THE STREET OR ADJOINING PROPERTY. (§190-122.B(4)(b)(1))
 - FLOODLIGHTS OR SPOTLIGHTS USED FOR THE ILLUMINATION OF SIGNS, WHETHER OR NOT SUCH LIGHTS ARE ATTACHED TO OR SEPARATE FROM THE BUILDING, SHALL NOT PROJECT LIGHT BEYOND THE SIGN COUSENECK REFLECTORS AND LIGHTS SHALL BE PERMITTED, PROVIDED, HOWEVER, THAT THE REFLECTORS SHALL BE PROVIDED WITH PROPER GLASS LENSES CONCENTRATING THE ILLUMINATION UPON THE AREA OF THE SIGN SO AS TO PREVENT GLARE UPON THE STREET OR ADJACENT PROPERTY. (§190-122.B(4)(b)(3))
 - IN NO INSTANCE SHALL THE LIGHT INTENSITY OF ANY ILLUMINATED SIGN EXCEED 75 FOOTCANDLES MEASURED WITH A STANDARD LIGHT METER MEASURED AT ANY POINT IN FRONT OF THE SIGN AT A DISTANCE THAT IS NO GREATER THAN THE SMALLEST HORIZONTAL OR VERTICAL DIMENSION OF SAID SIGN. THERE SHALL BE NO ELECTRIC CONDUIT LOCATED ON THE EXTERIOR FACADE OF A BUILDING USED TO PROVIDE ELECTRIC POWER TO ANY SIGN. (§190-122.B(4)(c))
 - THE SIGN SHALL BE LOCATED ON THE FACADE OF THE PRINCIPAL STRUCTURE FACING ON THE FRONT YARD. (§190-122.F(4)(a))
 - ANY SIGN PERMITTED IN THE OB-1 AND OB-2 OFFICE BUILDING ZONE DISTRICTS MAY BE ILLUMINATED, PROVIDED THAT THE SOURCES OF ILLUMINATION SHALL BE NONFLASHING AND SHIELDED IN SUCH A MANNER THAT THE SAME ARE NOT VISIBLE FROM THE STREET OR ADJOINING PROPERTY. (§190-122.F(5))
 - LETTERING OR OTHER INSIGNA WHICH ARE A STRUCTURAL PART OF A GASOLINE PUMP SHALL CONSIST ONLY OF A BRAND NAME, LEAD WARNING SIGN AND OTHER SIGNS AS REQUIRED BY LAW, PROVIDED THAT SIGNS INDICATING FULL ATTENDANT SERVICES ARE PROVIDED AT PUMPS AS REQUIRED BY STATE LAW SHALL ALSO BE PERMITTED. (§190-122.H(3)(b))
 - ONE SIGN FOR EACH DRIVE-IN LANE, MOUNTED ON THE DRIVE-IN CANOPY OVER EACH LANE, INDICATING THE NATURE AND OPERATIONAL STATUS OF SUCH LANE. SUCH SIGNS SHALL NOT EXCEED AN AREA OF FOUR SQUARE FEET. (§190-122.H(8)(a))
 - ONE SIGN, OR ONE GROUP OF SIGNS, FOR EACH MECHANICAL DEVICE SERVING THE DRIVE-IN USER, MOUNTED ON THE EQUIPMENT OR ON THE BUILDING OR CANOPY NEAR THE EQUIPMENT, INDICATING THE NATURE OF THE DEVICE AND PROVIDING OPERATIONAL INFORMATION. THE AREA OF SUCH SIGN OR GROUP OF SIGNS SHALL NOT EXCEED FOUR SQUARE FEET. (§190-122.H(8)(b))
 - THE TOP OF ANY ATTACHED SIGN SHALL NOT EXCEED THE ROOF LEVEL OF THE BUILDING. (§190-122.F(4)(c))



THE SCOPE OF THIS APPLICATION IS LIMITED TO A NEW FREESTANDING SIGN ON FRANKLIN TURNPIKE. NO SITE IMPROVEMENTS ARE PROPOSED.

THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 07/08/19, LAST REVISED 10/30/19

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

D

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TITLE: AMENDED SIGN VARIANCE EXHIBIT

PROJECT: 657 RIDGEWOOD, LLC
PROPOSED BUILDING & QUICK SERVICE RESTAURANT W/DRIVE-THRU SERVICE
BLOCK 4703, LOT 14, TAX MAP SHEET #447
657 FRANKLIN TURNPIKE (COUNTY ROUTE 62)
VILLAGE OF RIDGEWOOD, BERGEN COUNTY, NEW JERSEY

JOB No: 0141-11-066
DATE: 07/16/20
DRAWN BY: TRL
DESIGNED BY: JCH
CHECKED BY: JAP

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 49266

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975

DEC Client Code: 0141

Rev. # 0