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**TO:** Pequannock Township Planning Board  
**FROM:** Jill A. Hartmann, PP, AICP  
**RE:** SIGN APPLICATION; 150 NEWARK POMPTON TURNPIKE; BLOCK 4102, LOT 9;  
APPLICANT: DARLENE FENSTERMACHER FOR M & T BANK.  
**DATE:** December 2, 2020

This is a Sign Application to construct a new/replacement free standing sign for an existing bank. The subject site is located in the C-1 Community Business District of the Township. The proposed free standing sign is permitted in the C-1 District. The Planning Board has jurisdiction to hear this application. The following documents were utilized in the preparation of this planning report:

- ✦ Completed Township of Pequannock Application for Sign Approvals and Sign Variance, signed by Darlene Fenstermacher, dated October 29, 2020.
- ✦ Sign Elevations.


**ZONING ANALYSIS AND COMMENTS**

Section 189.13.060(B) provides the sign requirements for the C-1 District as follows:

- ✦ Section 189.13.060(B)(1)(a) Signs permitted: free standing signs, projecting signs, attached or awning signs, menu board signs, A frame or sandwich signs, window signs and banners. **The application proposes 1 free standing sign to replace the existing free standing sign. No additional new signs are proposed as part of this application .**
- ✦ Section 189.13.060(B)(1)(b) Number of signs: Two signs, one of any category of sign listed above, shall be permitted for each use. (Temporary signs and window signs occupying less than 50% of the glass area are exempt from this count.) One permanent freestanding sign is permitted for each commercial property and where there are many uses on said property, the freestanding signage for each use must be accommodated on one sign. **One freestanding sign is proposed to replace the existing freestanding sign. No additional new signs are proposed as part of this application.**
- ✦ Section 189.13.060(B)(1)© Maximum area for each kind of sign:
  - ✦ Freestanding: 15 square feet. **The proposed new freestanding sign will be have a sign face of 21 square feet, where the original sign had a sign face of 28 square feet. The entire free standing sign with brick support will be 42.6 square feet. Variance relief from this regulation is required.**
  - ✦ Attached or awning: 24 square feet. **Not Applicable.**
  - ✦ Projecting: six square feet. **Not Applicable.**
  - ✦ Menu board: four square feet. **Not Applicable.**

- ⌚ Section 189.13.060(B)(1)(d) No freestanding sign shall be closer than five feet from the right-of-way or exceed a height of nine feet. A freestanding sign shall be permitted only where there is a thirty-foot front yard setback and where landscaping has been provided. The determination as to adequate space and landscaping will be made by the Planning Board during review of the sign application. **The existing and proposed freestanding sign is setback 13'-10" from the front property. The site meets the 30' front yard setback requirement. No new landscaping is proposed.**
- ⌚ Section 189.13.060(B)(1)(e) No attached sign or projecting sign shall be installed that projects above the roof line of the structure, or facade to which it is attached. **Not Applicable**
- ⌚ Section 189.13.060(B)(1)(f) With the exception of a sign advertising a business while it is open, no sign shall be illuminated between 11:00 p.m. and 6:00 a.m. Sign lighting shall not produce glare. **No sign illumination is proposed**
- ⌚ Section 189.13.060(B)(1)(g) One sandwich or A frame sign shall be permitted to be located within the front yard setback or on the sidewalk immediately adjacent to the corresponding commercial use, provided the sidewalk has a minimum width of five feet. Such a sign shall have a maximum sign height of three feet with a maximum dimension sign of two feet by three feet with a sign area not to exceed six square feet. Such sign may be placed in the front yard or on the sidewalk between 8:00 a.m. and dusk. Such sign shall not be decorated with balloons, streamers, flags or similar embellishments or be lighted with any electronic devices. **Not Applicable.**

It is certified that all copies of this document are in conformance with the original prepared by Jill A. Hartmann, PP, AICP, License No. 4088

  
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