

PROJECT NAME: PROPOSED WALL SIGN
 PROJECT LOCATION: BLOCK 3, LOT 1.01
 TAX MAP SHEET: 1
 257 PROSPECT PLAINS ROAD
 TOWNSHIP OF CRANBURY,
 MIDDLESEX COUNTY, NJ 08512
 OWNER: ICOM CRANBURY EAST OWNER POOL 4 NJ LLC
 90 PARK AVENUE, 3RD FLOOR
 NEW YORK, NY 10016
 (732) 942-6500
 APPLICANT: LINK LOGISTICS REAL ESTATE LLC
 90 PARK AVENUE, 3RD FLOOR
 NEW YORK, NY 10016
 (732) 942-6500
 APPLICANT'S PROFESSIONALS:
 SURVEYOR: FIRST ORDER, LLC
 4382 HESKETH ROAD, SUITE B
 BETHLEHEM, PA 18020
 ATTORNEY: R. ARMEN MCOMBER, ESQ.
 MCOMBER, MCOMBER & LUBER, PC 54
 SHREWSBURY AVENUE
 RED BANK, NJ 07701

CALL BEFORE YOU DIG
 CALL ONE CALL 800-272-1900
 (NJ and PA only)
 ELECTRIC: RED
 GAS: YELLOW
 COMMUNICATIONS: BLUE
 WATER: GREEN
 SEWER: BROWN
 TEMP. SENS. WARRIORS: MARIQUET
 REPROCESSED: WHITE

INSITE
 Engineering • Surveying • Planning
 InSite Engineering, LLC
 CERTIFICATE OF AUTHORIZATION: 246A28083200
 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
 732-531-7100 (PH) 732-531-7244 (FAX)
 InSite@InSiteEng.net www.InSiteEng.net
 LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
 DELAWARE, CONNECTICUT, NORTH CAROLINA,
 COLORADO, & DISTRICT OF COLUMBIA
 CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE
 AND PAVED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL
 AND MAY HAVE BEEN ALTERED.
 Jason L. Fichter, P.E., P.P., C.F.M., C.M.E.
 PROFESSIONAL ENGINEER, PLANNER
 NJPE 43118 NJPP 5336 PAPE 61666
 DEPE 3813 NYPE 802295 CPE 23291
 NCPCE 33336 DCPCE 900682 CPE 36605

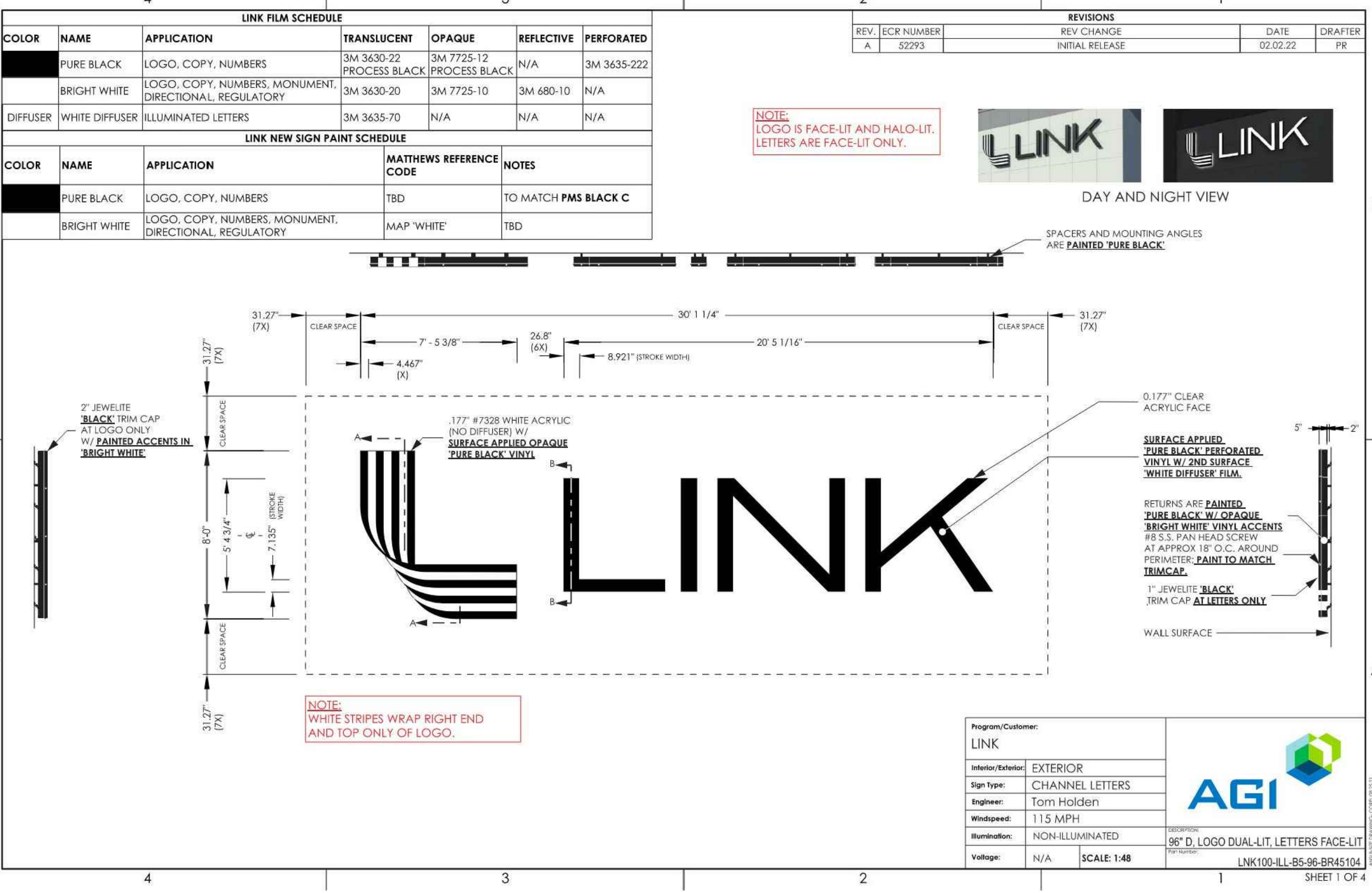
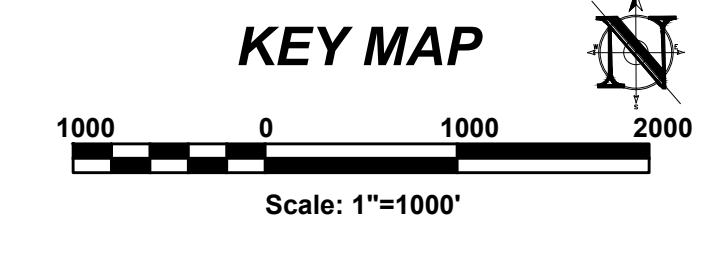
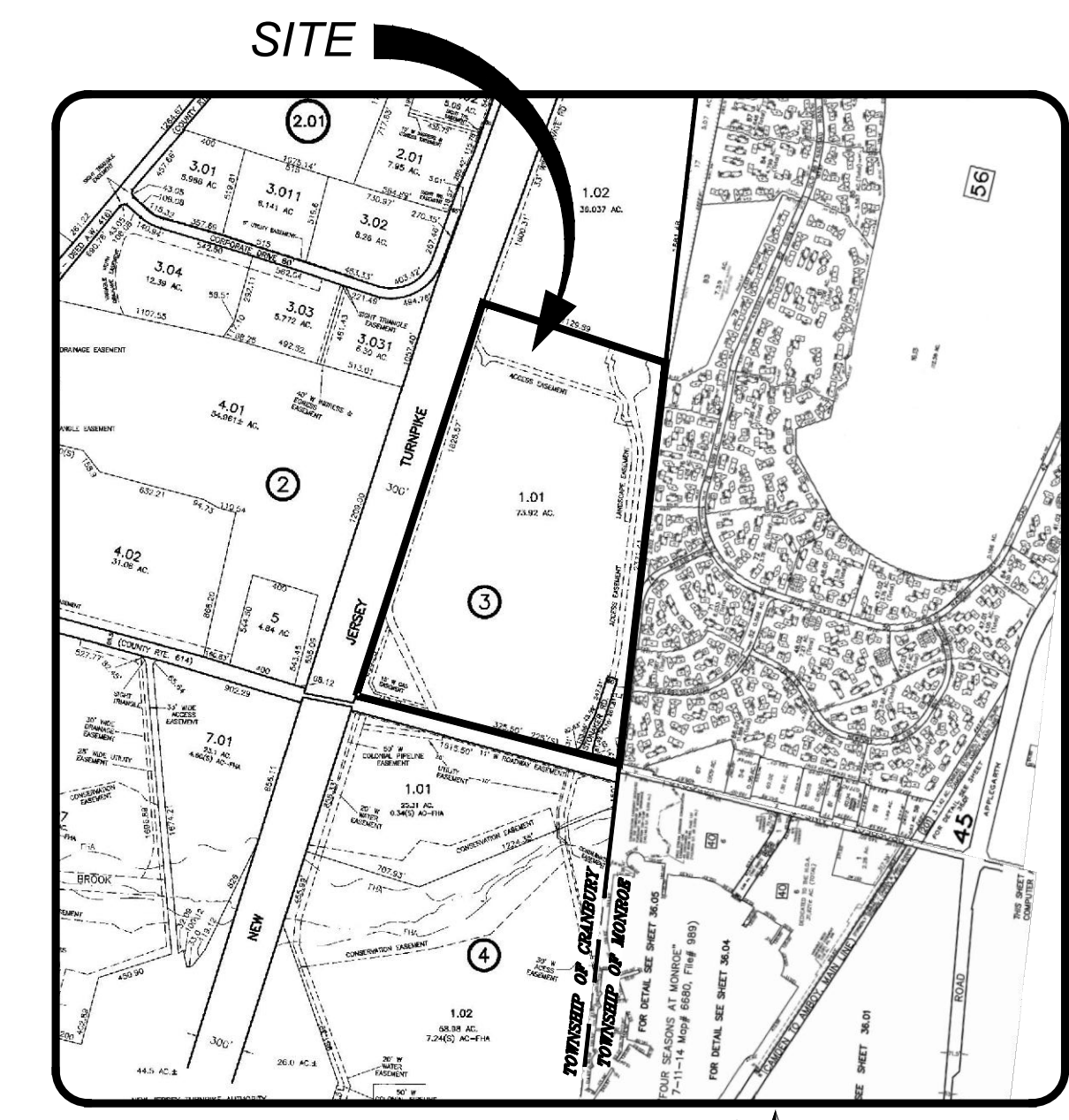
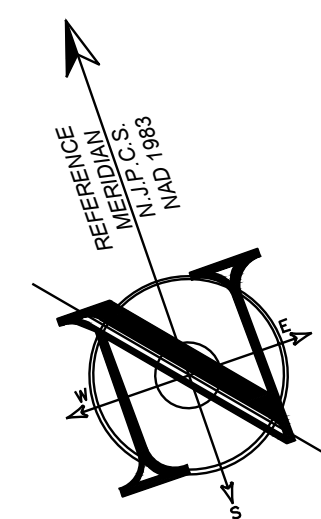
REVISIONS

REV. NO.	DATE	DESCRIPTION
1	05/30/23	INITIAL RELEASE

SCALE: 1" = 100'
 DATE: 05/30/23
 JOB #: 23-2112-01
 CHECKED BY: JLF
 CAD ID: 23-2112-01/0
 NOT FOR CONSTRUCTION
 APPROVED BY:
 FOR CONSTRUCTION
 PLAN INFORMATION
 SIGN VARIANCE PLAN
 SHEET TITLE:
 SHEET NO.:
 1 of 1

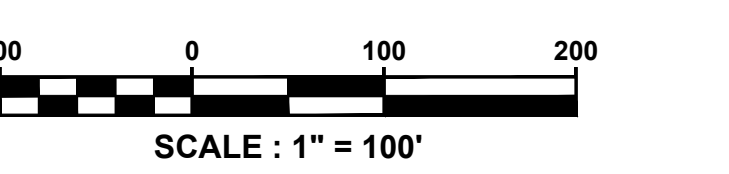
SIGNAGE COMPLIANCE CHART (§ 150-37)						
ORD. SECTION	STANDARD	LIGHT INDUSTRIAL ZONE (LI)		EXISTING	PROPOSED	COMPLIES
		PERMITTED	EXISTING			
150-37 L(3)	WALL SIGNS					
150-37 L(3)(b)	MAX. NUMBER OF SIGNS PER TENANT (MULTI-TENANT)	1	1	1	1	YES
	MAX. NUMBER OF SIGNS PER FACADE (MULTI-TENANT)	1	2 (N)	2	2 (N)	NO
	MAX. NUMBER OF SIGNS PER BUILDING (MULTI-TENANT)	4	3	3	3	YES
150-37 L(3)(c)	MAX. AREA	2 (1 PER FACADE)	2 (PETCO)	2	2 (PETCO)	YES
150-37 L(3)(d)	MAX. SIGN HEIGHT (FT)	2% OF FACADE OR 100 SF	(a)	(a)	(a)	NO
150-37 L(3)(e)	MIN. HEIGHT ABOVE FINISHED GRADE (FT)	10	(b)	8	8	YES
150-37 L(3)(f)	MAX. PROJECTION (IN)	12	(c)	>12	7	YES
150-37 L(3)(g)	ILLUMINATION	EXTERNALLY LIGHTED OR INTERNALLY LIT INDIVIDUAL LETTERS OR LOGOS	(d)	LETTERS, FACE-LIT LOGO, FACE & HALO-LIT	YES	YES

(N) EXISTING NON-COMPLIANCE (I) IMPROVED CONDITION
 (E) EXISTING VARIANCE (X) VARIANCE (NON-COMPLIANCE) ELIMINATED
 (V) PROPOSED VARIANCE (W) PROPOSED WAIVER
 (A) THIS PERTAINS TO AN EXISTING SIGN WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
 N/A - NOT APPLICABLE
 N/S - NOT SPECIFIED



SIGN DETAIL NTS

- GENERAL NOTES**
- SUBJECT PROPERTY**
TAX MAP 1: BLOCK 3, LOT 1.01; 257 PROSPECT PLAINS ROAD, TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, NEW JERSEY
 - PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE MUNICIPALITY FOR ZONING APPROVAL. SOIL CONSERVATION DISTRICT CERTIFICATION IS EXEMPT AS NO SOIL IS TO BE DISTURBED.
 - SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY FIRST ORDER LLC, ENTITLED "ALTA/ACS LAND TITLE SURVEY, DISTRIBUTION CENTER #8, 257 PROSPECT, CRANBURY, NJ COUNTY OF MIDDLESEX", LAST REVISED 11/16/2012.



EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

ZONING BOARD APPROVAL	
APPROVED BY THE TOWNSHIP OF CRANBURY ZONING BOARD	
BOARD CHAIRPERSON	DATE
ADMINISTRATIVE OFFICER	DATE
BOARD ENGINEER	DATE

