



Borough of Red Bank

90 Monmouth Street
Red Bank, NJ 07701

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To: Red Bank Zoning Board of Adjustment

From: Shawna Ebanks, PP, AICP

Date: November 24, 2021

Re: 10 Wallace Street
Block 48, Lot 2
Application # Z14215
Hearing Date – December 2, 2021
CCD-2 Central Commercial District-2 Zone

Documentation Reviewed

- Denial of Development Permit dated May 5, 2021
- Intent to Proceed dated August 3, 2021
- Application of Development Permit
- Sign Details consisting of five (5) sheets

Description

Louis Andrianos, the applicant is seeking a C variance for an existing projecting sign. The property fronts on Wallace Street. The applicant has installed the projecting sign to replace existing restaurant's sign. The applicant failed to receive approval prior to the installation of the sign. The restaurant has an existing wall sign that is not included in this application.



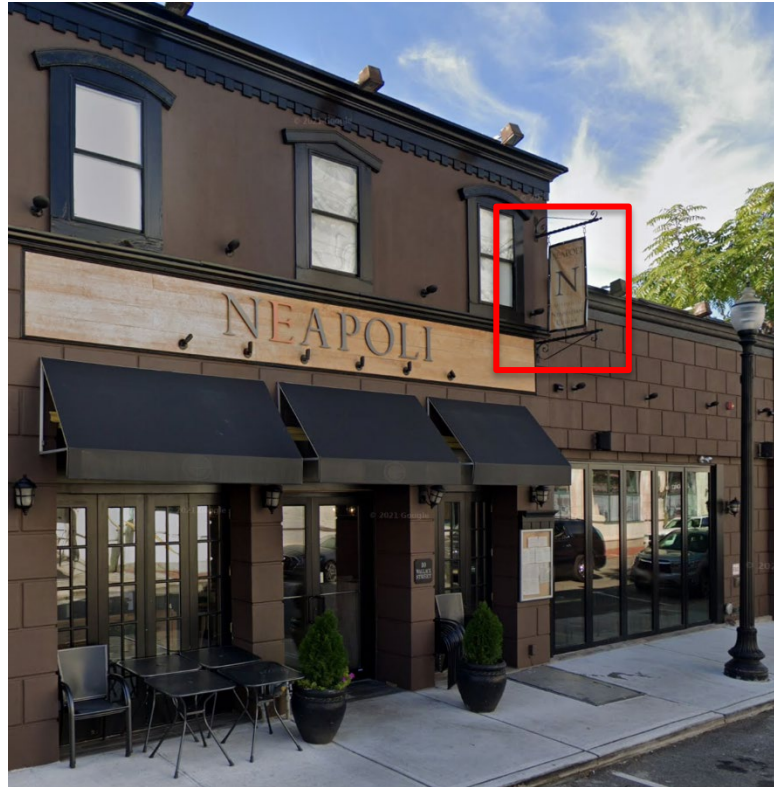
Existing

The subject property is located at 10 Wallace Street, outlined in red and situated south on Wallace Street. The property is in adjacent to retail and restaurant land uses.

Conditions

The subject site is a 4,736-square foot lot that consists of a two-story commercial structure. The restaurant Neapoli occupies the commercial space and has installed a projecting illuminated sign for the restaurant. The sign is double-sided, 10- square foot and lit with acrylic-backed LED lighting.

Site Photos



The subject property is located at 10 Wallace Street. Photo of previous projecting sign (outline in red) from Google Street view dated August 2018.



Picture of subject sign installed on Wallace Street looking towards Broad Street.



View of subject projecting sign. Sidewalk view on Wallace Street looking towards Washington Street.



View of projecting sign for business adjacent to the subject property on Wallace Street.

View of projecting sign for business adjacent to the subject property on Wallace Street.

Planning and Zoning Considerations

The site is located within the Central Commercial District - 2 (CCD-2) Zone and the Design District Overlay Zone. Additionally, the property is listed on the Historic Preservation Commission's historical site inventory. The CCD-2 zone permits type P1 signs. Type P1 signs, under §490 Attachment 1 Schedule A, are projecting signs. The applicant installed the sign in 2020 without the Historic Preservation Commission and the Department of Planning and Zoning review.

The following zoning reliefs are required:

- **C Variance.** Under §490 Attachment 1 Schedule A, Type P1 signs must be no more than 6 feet in area. The applicant proposes a sign area of 10-square feet. **Therefore, A-C Variance is required to allow a greater sign area than permitted.**

- **C Variance.** Under § Attachment 1 Schedule A, Type 1 signs must be externally lit. However, the subject sign has internal LED lighting. **Therefore, A-C Variance is required to permit an internally illuminated sign.**

Comments and Recommendations

1. Planning Comment. The Board may wish to consider the following concerning the variance request.
 - a. The existing structure's footprint will not be altered due to the design and placement of the proposed sign.
 - b. The previous projecting sign material appeared to be vinyl, while the new sign is made of aluminum.
 - c. The view of the proposed sign from the sidewalk and the impact on the adjacent properties.

- d. The Board should consider the Construction Official's comment regarding the structural integrity of the sign and inclement weather.
2. Zoning Relief. The Board should consider the hardship related to the property as it relates to the C variances requested. Hardship could be a result of the narrowness of the lot or any unique conditions affecting the property.
3. The applicant shall comply with the provisions of Chapter XI, Building and Housing, of the 1987 Revised General Ordinance of the Borough of Red Bank.
4. The applicant shall obtain all required permits from the Construction Official's Office.
5. The applicant shall testify the hours for when the sign's lights will be operational.