GENERAL NOTES

1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE CURRENT APPROVED PLAN ENTITLED "AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN FOR DCH AUTO GROUP" PREPARED BY MASER CONSULTING P.A. DATED 3/7/16 LAST REVISED 2/28/20.

2. ZONE DATA: REGIONAL COMMERCIAL

	REQUIRED	EXISTING	PROPOSED
FREESTANDING SIGN			
NUMBER (FOR 2 STORIES OR LESS)	1	1	1
AREA	40 SF	50.3 SF ± (E)	100 SF (V)
HEIGHT	15 FT	11.1 FT	25 FT (V)
SETBACK: R.O.W.	10 FT	7.44 FT (E)	7.44 FT (E)
SETBACK: SIGHT	30 FT	33.7 FT	33.7 FT

(E) = PRE-EXISTING NON-CONFORMING CONDITION
(V) = VARIANCE REQUIRED

§89-52.2.3 THE ORDINANCE PERMITS A MAXIMUM FREESTANDING SIGN HEIGHT OF SIXTEEN (16) FEET; WHERE A HEIGHT OF THIRTY (30) FEET IS PROPOSED.

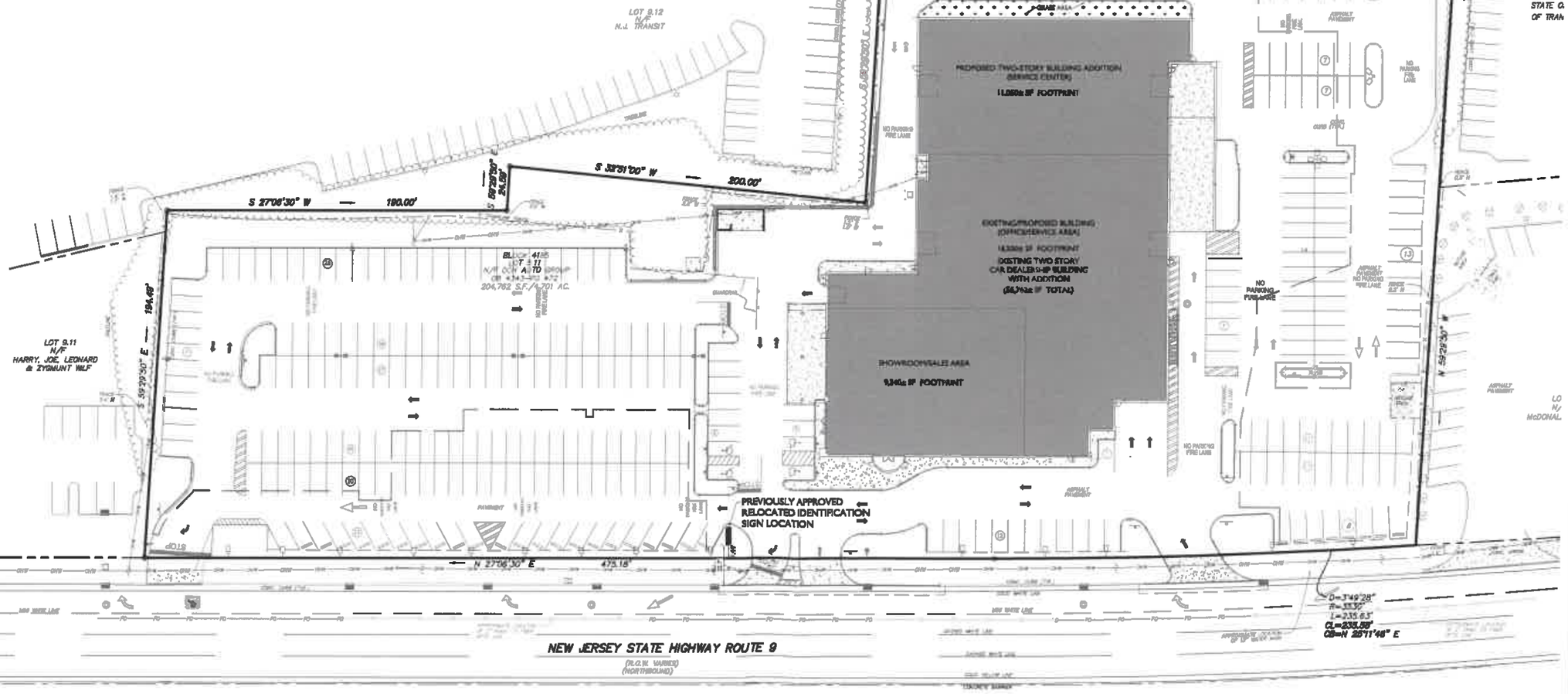
§89-52.2.3 THE ORDINANCE PERMITS A MAXIMUM AREA OF FORTY (40) SQUARE FEET FOR A FREESTANDING SIGN; WHERE AN AREA OF 100 SQUARE FEET IS PROPOSED.

§89-51.5.1 THE ORDINANCE REQUIRES A SETBACK TO THE R.O.W. OF TEN (10) FEET; THE RELOCATED SIGN WAS PREVIOUSLY APPROVED AT 7.44 FEET. THE PROPOSED SIGN IS AT 7.44 FEET, THEREFORE, IS CONFLIANT WITH THE PREVIOUSLY APPROVED VARIANCE. (E)

§89-43.6.6 THE ORDINANCE PERMITS A MAXIMUM HEIGHT OF EIGHTEEN (18) FEET FOR A FREESTANDING SIGN; WHERE A HEIGHT OF FORTY (40) FEET IS PROPOSED.

FREESTANDING SIGN DETAIL

N.T.S.



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NO.	DESCRIPTION	DRAWN BY	DATE

MICHAEL F. GALLAGHER
NEW JERSEY PROFESSIONAL
ENGINEER - LICENSE NUMBER GM46719

SIGN VARIANCE EXHIBIT

FOR

DCH AUTO GROUP

BLOCK 4185
LOT 5.11
TAX MAP SHEET # 4.21

TOWNSHIP OF OLD BRIDGE
MIDDLESEX COUNTY
NEW JERSEY

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SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	4/13/2020	AJU	MFG

PROJECT NUMBER: 2020001BA
DRAWING NAME: C-VAR-SIGN

SHEET TITLE
SIGN VARIANCE PLAN

SHEET NUMBER
1 of 1