



SPIEZLE ARCHITECTURAL GROUP, INC.

1395 Yardville Hamilton Square Road, Suite 2A
Hamilton, NJ 08691

866-974-7666

www.spiezle.com

100% employee-owned

October 5, 2020

Office of Community Development
Township of Bordentown
1 Municipal Drive
Bordentown, New Jersey 08505-9193
Attn: Mike Theokas, Administrator
Director of Community Development

Re: Legacy LLC
334 Rising Sun Road & Advantage Court
Block 137.02, Lot 6
Twp. File # PB-2020-06
Spiezle File # 20A010-27
Sign Application

Dear Board Members:

This office has received a Sign application on October 1, 2020 by Legacy, LLC. The proposed sign application includes approval of various façade signs for the Legacy LLC warehouse building. The 170,007 s.f warehouse was recently approved (Resolution 2019-23) as part of a condominium association for the overall 33.26-acre site that includes an existing 189,019 square foot warehouse.

The sign plans have been prepared by Jeff Carson of City Sign Services, Inc., Horsham, PA, dated 9-11-20 and revised to 9-16-20.

I. Completeness Review

The application has been reviewed for completeness, as per Ordinance Section 25:804. The required information has been provided as per the Land Development Checklist. The Planning Board should review the application for completeness.

II. Zoning Review

Principal Permitted Use: The principal use, wholesale distribution centers and warehouses, is a permitted principal use in the Research, Engineering and Office (REO) Zone, as per Section 25:410.A.5.

Planning Board Resolution No. 2019-23:

- The Planning Board Resolution granted relief "to permit the monument sign with maximum sign area of 60 sq. ft., which is a pre-existing, non-conforming condition

based upon the Applicants agreement to work with the Board's Planner to reduce the size and amount of the waiver relief by modifying the base design".

- The Planning Board Resolution also granted "to allow for two wall mounted signs on the proposed building, whereas one wall mounted sign is permitted". The façade signs were to be located on the Advantage Court (front) side of the building.

III. Site Plan Review

Signs

1. Each principal building may have one monument sign for each street frontage (25:514.J.1). The previously approved Site Plan indicated the existing monument sign for the site. The applicant should indicate if any revisions to the monument sign are proposed.
2. The existing monument sign is indicated to be 60 square feet, which exceeds the maximum size of 48 square feet (25:514.E.4). This is a preexisting non-conforming condition. A design waiver was approved. The conditions related to revisions to the monument sign are indicated in the Planning Board Resolution (no. 2019-23), as described above.
3. Each principal building may have one façade sign (25:510.J.1). The Planning Board Resolution (2019-23) approved a design waiver to permit two façade signs on the Advantage Court (front) side of the building. Approval was granted for one façade sign over each of the two office areas. It appears that there is now one user, Legacy, LLC, for the warehouse. There appears to be one office entrance.
 - a. Façade signs are not permitted on the side of the building that does not "face a public street" (25:514.A). Two (2) façade signs are located above the office entrance that face Advantage Court, which is a private road. The proposed facade signs are 99.1 and 38.8 square feet, respectively. The applicant should be prepared to testify. A design waiver is required.
 - b. "For buildings having two (2) street frontages, on a corner lot, two façade signs may be permitted, however, the total aggregate area of both signs shall not exceed fifteen (15) percent of the front façade area". (25:514.J.1.b). The 99.1 sq. ft. "Legacy" façade sign is positioned above the building entrance and includes a logo. The plan should be revised to indicate the size of the Advantage Court (front) façade and the percent of the façade sign. The applicant should be prepared to testify. A design waiver is required.
 - c. "Façade signs shall be attached to the building" (25:514.J.1.e). A second 38.8 sq. ft. "Legacy HQ" façade sign is located above the entrance canopy, not on the façade of the building. The applicant should be prepared to testify as to the need for this second façade sign. A design waiver is required.
 - d. "No signs shall be placed on or attached to a building or erected independently, for any purposes other than to advertise a permitted business or use conducted on the same premises." (25:514.E.1) A third façade sign is located on the



Rising Sun Road side of the building. The sign indicates the name of "Everwipe". The applicant should be prepared to testify as to the name 'Everwipe' and how it relates to Legacy, LLC. A design waiver is required.

- e. "The total aggregate area of both signs shall not exceed fifteen (15) percent of the front façade area" (25:514.J.1.b). The "Everwipe" façade sign, located on the Rising Sun Road side of the warehouse building, is indicated to be a 142.5 square foot. The total aggregate area of all façade signs shall be indicated, as well as the percent of the faced sign. The applicant shall indicate the need for the sign. A design waiver may be required

4. The applicant should be prepared to indicate the illumination of the facade signs.

IV. Summary of Waivers

Waivers:

Façade sign facing a public street [definition] (25:514.A)

Façade sign size (25:514.J.1.b)

Façade sign attached to building (25:514.J.1.e)

Façade sign to advertise a permitted business on premises (Rising Sun Road) (25:514.E.1)

Façade sign size (Rising Sun Road) (25:514.J.1.b)

Please contact our office should you have any questions and/or comments regarding this review.

Very truly yours,

Jack Carman, PP, LLA
 NJ PP- #33L100527300
 NJ LLA - #21AS00065800

cc. LBA RVI Company XXI LLC; Legacy, LLC; City Sign; Mike McKenna, Esq.; Brian Carlin, Esq.; Fred Turek, PE, CME, PP; (via electronic transmission)

FILE COPY #1



TOWNSHIP OF BORDENTOWN
1 MUNICIPAL DRIVE
BORDENTOWN, NEW JERSEY 08505

PLANNING BOARD & ZONING BOARD
APPLICATION FORM

The application, with supporting documentation, must be filed with the Township and must be delivered to the professionals for review at least fifteen (15), but not more than twenty (20) business days prior to the meeting at which the application is to be considered.

PROJECT NAME: Legacy Sign Variance

To be completed by Township staff only.

Date Filed: Application No.: PB-2020-06
Planning Board: [check] Application Fee:
Zoning Board of Adjustment: Escrow No.: 993000
Escrow Deposit:
Scheduled for: Review for Completeness: Hearing:

1. SUBJECT PROPERTY

Location: 2 Advantage Court (previously 334 Rising Sun)
Tax Map Page: Block: 137.02 Lot(s): 6
Dimensions Frontage: 1,000 Depth: 800 Total Area: 800,000
Zoning District: REO (Research/Engineering/Office)

2. APPLICANT

Name: Legacy LLC
Address: 3 Security Drive, Suite 301
Cranbury, NJ 08512
Telephone No.: (856) 665-7771 (Attorney) E-Mail: mj@mckennalawoffices.com (Attorney)
Applicant is a: Corporation [X] Partnership Individual

3. DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1 the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply.)

Name <u>Dr. Jason Slosberg</u>	Address <u>Cranbury, NJ</u>	Interest <u>50%</u>
Name <u>Darren Slosberg</u>	Address <u>Cranbury, NJ</u>	Interest <u>50%</u>
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____

4. If Owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name LBA RVI - Company XXI LLC.

Address 220 N. Green Street
Chicago, IL 60607

Telephone No. (312) 919-3683 E-Mail dpoquette@lbarealty.com

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes (attach copies) _____ No X Proposed _____

Note: All deed restrictions, covenants easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: _____

170,000 square feet - Corporate Headquarters, manufacturing and warehousing
for Legacy LLC and their full line of "Everwipe" chemical disinfectants.

6. Applicant's Attorney Michael McKenna
Address McKenna Law
648 Longwood Avenue, Cherry Hill, NJ 08002
Telephone No. (856) 665-7771 E-Mail mj@mckennalawoffices.com
FAX No. _____

7. Applicant's Engineer _____
Address _____
Telephone No. _____ E-Mail _____
FAX No. _____

8. Applicant's Planning Consultant Jeff Carson
Address City Sign Service, Inc.
424 Caredean Drive, Horsham, PA 19044
Telephone No. 215-651-5929 E-Mail jeffcarson@citysign.net
FAX No. 215-442-1328

9. Applicant's Traffic Engineer _____
Address _____
Telephone No. _____ E-Mail _____
FAX No. _____

10. List any other Expert who will submit a report or who will testify for the Applicant:
(Attach additional sheets as may be necessary)

Name Jeff Carson (City Sign Service, Inc.)
Field of Expertise Signage
Address 424 Caredean Drive
Horsham, PA 19044
Telephone No. (215) 651-5929 E-Mail jeffcarson@citysign.net
FAX No. (215) 442-1328

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

_____ Minor Subdivision Approval

_____ Subdivision Approval (Preliminary)

_____ Subdivision Approval (Final)

Number of lots to be created _____
(including remainder lot)

Number of proposed dwelling units _____
(if applicable)

SITE PLAN:

_____ Minor Site Plan Approval

_____ Preliminary Site Plan Approval [Phases (if applicable) _____]

_____ Final Site Plan Approval [Phases (if applicable) _____]

_____ Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet or acreage) _____

Number of proposed dwelling units (if applicable) _____

_____ Request for Waiver From Site Plan Review and Approval

Reason for request: Signage exposure from Section of code 25.514 K (f)

_____ Informal Review

_____ Request for Rezoning and/or Amendment to Master Plan

_____ Appeal decision of an Administrative Officer [N.J.S.A. 40:55D-70a]

_____ Map or Ordinance Interpretation or Special Question [N.J.S.A. 40:55D-70b]

X _____ Variance Relief (hardship) [N.J.S.A. 40:55D-70c(1)]

X _____ Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c(2)]

_____ Variance Relief (use) [N.J.S.A. 40:55D-70d]

_____ Conditional Use Approval [N.J.S.A. 40:55D-67]

_____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way,
or flood control basin [N.J.S.A. 40:55D-34]

_____ Direct issuance of a permit for a lot lacking street frontage [N.J.S.A. 40:55D-35]

_____ Other Relief (specify): _____

12. Section(s) of Ordinance from which a variance is requested:

25.514 K (f) facade signage exposure limited to 15% of wall area or 24 square feet,
whichever is less. Company logo of 4 square feet or less.

13. Waivers Requested of Development Standards and/or Submission Requirements:
(attach additional pages as needed)

N/A

14. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable. The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach pages as needed]

Wall signage in excess of 24 square feet.

Logo greater than 4 square feet.

Front elevation "Legacy" sign @ 99.1 square feet.

Front elevation "Legacy HQ" sign @ 38.8 square feet.

Side elevation "Everwipe" sign at 142.5 square feet.

280.4 square feet of tenant identification signage. Does not include dock door
identifiers and other "life-safety" signage.

Together with any other relief necessary to install the proposed signage as necessary
to give safe notice to the motoring public.

16. Is a public water line available? Yes

17. Is public sanitary sewer available? Yes

18. Does the application propose a well and septic system? N/A
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A
20. Are any off-tract improvements required or proposed? N/A
21. Is the subdivision to be filed by Deed or Plat? N/A
22. What form of security does the applicant propose to provide as performance and maintenance guarantees? N/A
23. Other approvals which may be required and date plans submitted: N/A

	Yes	No	Date Plans Submitted
City of Bordentown Water Company	_____	_____	_____
Bordentown Sewerage Authority	_____	_____	_____
Bordentown Township Board of Health	_____	_____	_____
Burlington County Health Department	_____	_____	_____
Burlington County Planning Board	_____	_____	_____
Burlington County Soil Conservation District	_____	_____	_____
NJ Council on Affordable Housing	_____	_____	_____
DJ Department of Environmental Protection:			
Sewer Extension Permit	_____	_____	_____
Sanitary Sewer Connection Permit	_____	_____	_____
Stream Encroachment Permit	_____	_____	_____
Waterfront Development Permit	_____	_____	_____
Wetlands Permit	_____	_____	_____
Tidal Wetlands Permit	_____	_____	_____
Potable Water Construction Permit	_____	_____	_____
Other _____	_____	_____	_____
NJ Department of Transportation	_____	_____	_____
Public Service Electric & Gas Company	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.
25. List of Maps, Reports and other materials accompanying the application (attach additional pages as

required for complete listing).

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff (Engineer, Planning Consultant, Solicitor for the Board to which the application is submitted) for their review. The documentation must be received by the professional staff at least fifteen (15), but not more than twenty (20) business days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of the professional staff is attached to the application form.

Quantity	Description of Item
1	Board Attorney
13	Community Development Office
1	Board Engineer
1	Board Planner/Landscape Architect
1	Board Traffic Engineer
1	Township Fire Marshall

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals *(Please specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional(s) listed).*

	Applicant's Professional	Reports Requested
<u>N/A</u>	Attorney	
<u>N/A</u>	Engineer	

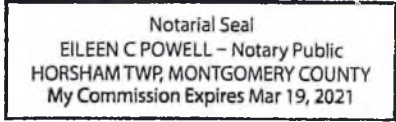
CERTIFICATIONS

27. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

(If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

16th day of September, 2020.



Eileen C. Powell
NOTARY PUBLIC
Eileen C. Powell

[Signature]
SIGNATURE OF APPLICANT

28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

(If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

____ day of _____, 20 ____

NOTARY PUBLIC

SIGNATURE OF OWNER

29. I understand that the sum of \$ 100.00 has been paid to the Township of Bordentown as a Non-Refundable Application Fee.

9/16/20
DATE

[Signature]
SIGNATURE OF APPLICANT

29. I understand that the sum of \$ t.b.d. has been deposited in an escrow account (Builder's Trust Account). In accordance with the Land Development Ordinance of the Township of Bordentown, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of applications for development, review and preparation of documents, inspection of improvements, the publication of the decision by the Board or other purposes under the provisions of the Municipal Land Use Law. Sums not utilized shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

9/16/20
DATE

[Signature]
SIGNATURE OF APPLICANT

VISIT OUR WEBSITE AT WWW.BORDENTOWNTOWNSHIP.COM



BORDENTOWN TOWNSHIP

REQUEST FOR CERTIFICATION OF PAID TAXES

NAME OF OWNER: LTA RVI - Courtyard XXI LLC
 ADDRESS OF OWNER: 220 N. Green St, Chicago, IL
 BLOCK: 137.02 LOT (S): 4
 LOCATION OF PROPERTY: 2 Advantage Ct
 APPLICANT'S NAME: Legacy LLC
 APPLICANT'S ADDRESS: 3500 W. North Ave, Ste 301
Cranbury, NJ 08512

TAXES DUE: \$ 0
 ASSESSMENTS DUE: \$ 0
 TOTAL: \$ 0

I hereby certify that the information stated above pertaining to the taxes and assessments on the property for which the application is made is true and correct.

COLLECTOR OF TAXES

I verify that this information accurately reflects Municipal Tax Records.

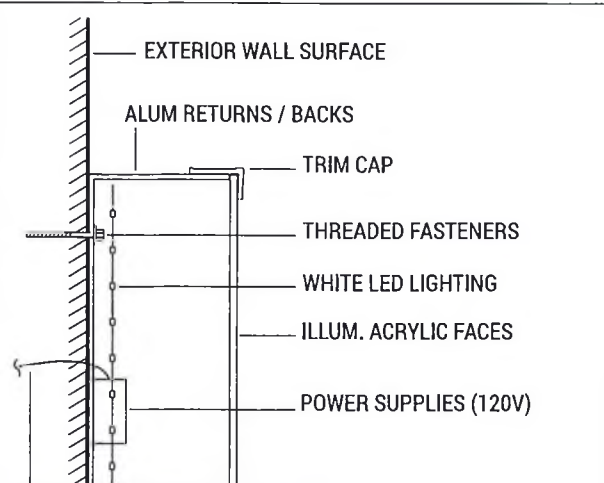
9/17/00

DATE

Tax Collector
 Bordentown Township
 Burlington County



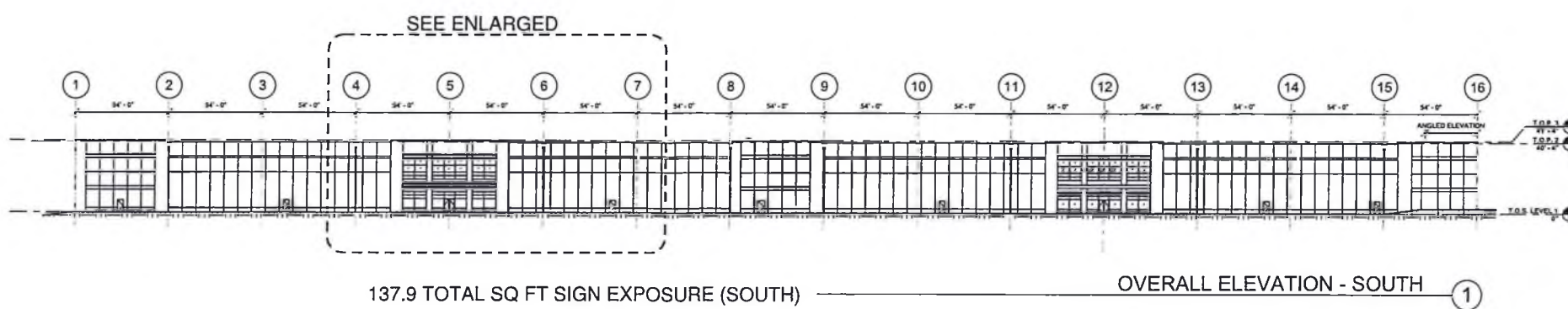
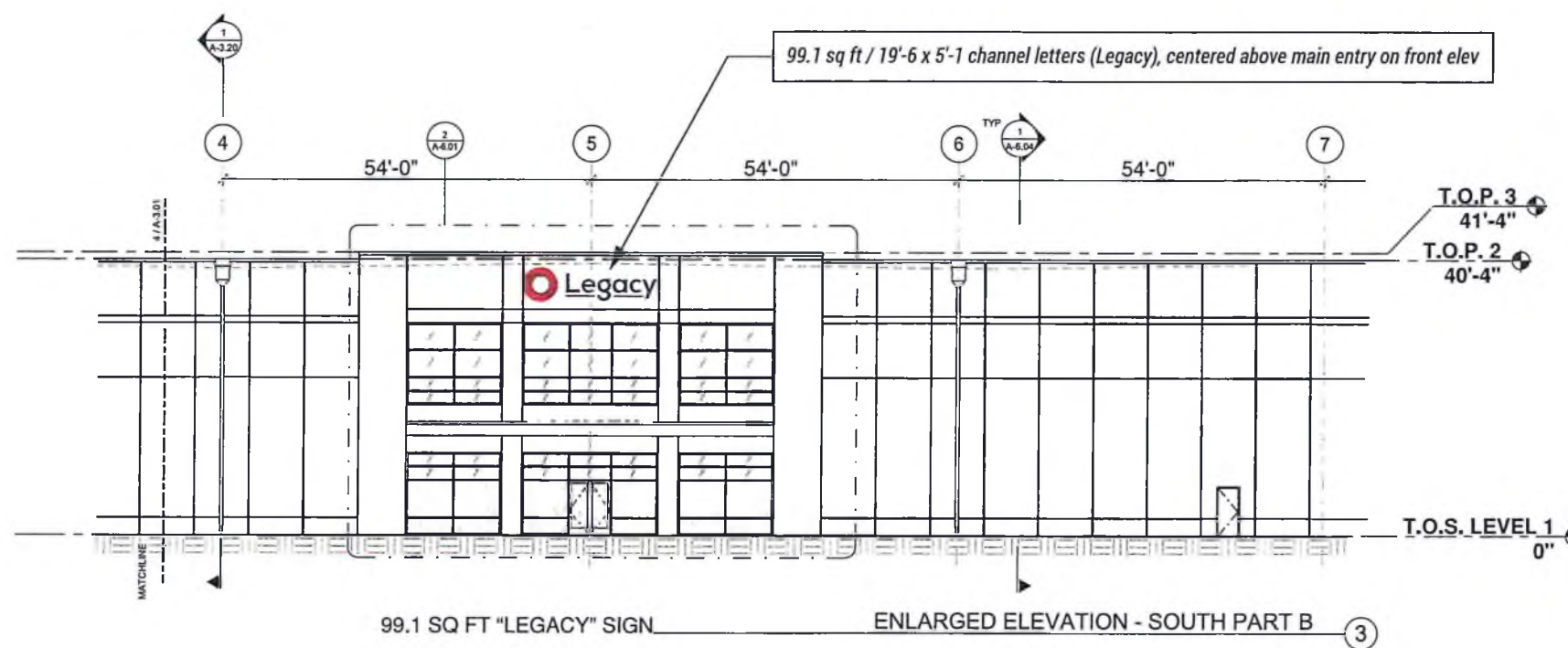
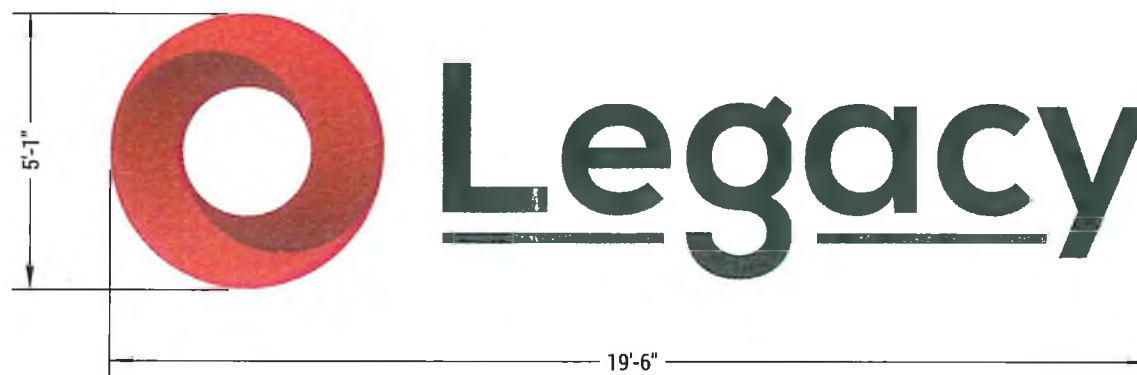
VISIT OUR WEBSITE AT WWW.BORDENTOWNTOWNSHIP.COM



WHIP FOR CONNECTION TO PRIMARY SVC



99.1 SQ. FT. (CHANNEL LETTERS, SOUTH ELEVATION)



Contact:
Shane Kelley - Arco Design Build

Address:
334 Rising Sun Road
- or -
1 Advantage Court
Bordentown, NJ

File Loc / Scans / D.R. / Patti / 20-345

Channel letters
99.1 sq ft on South elevation.

137.9 south elev sq ft
+ 142.5 east elev sq ft
280.4 total signage sq ft

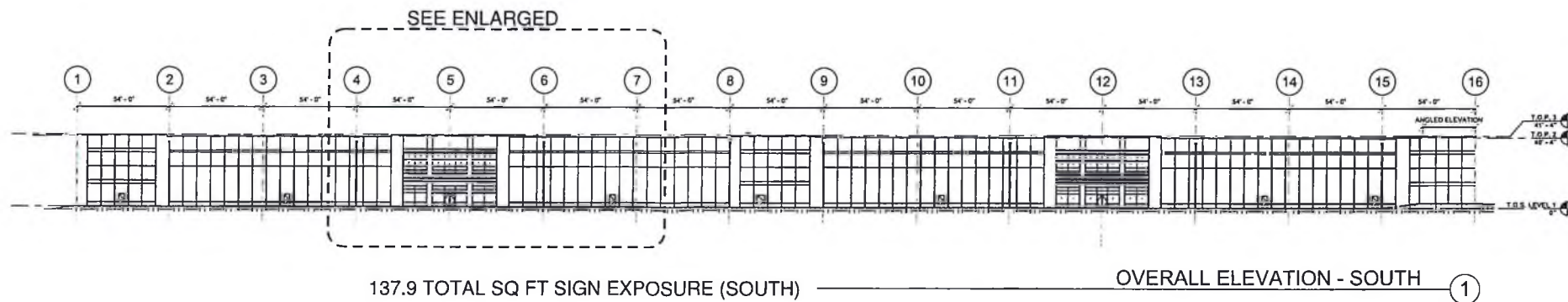
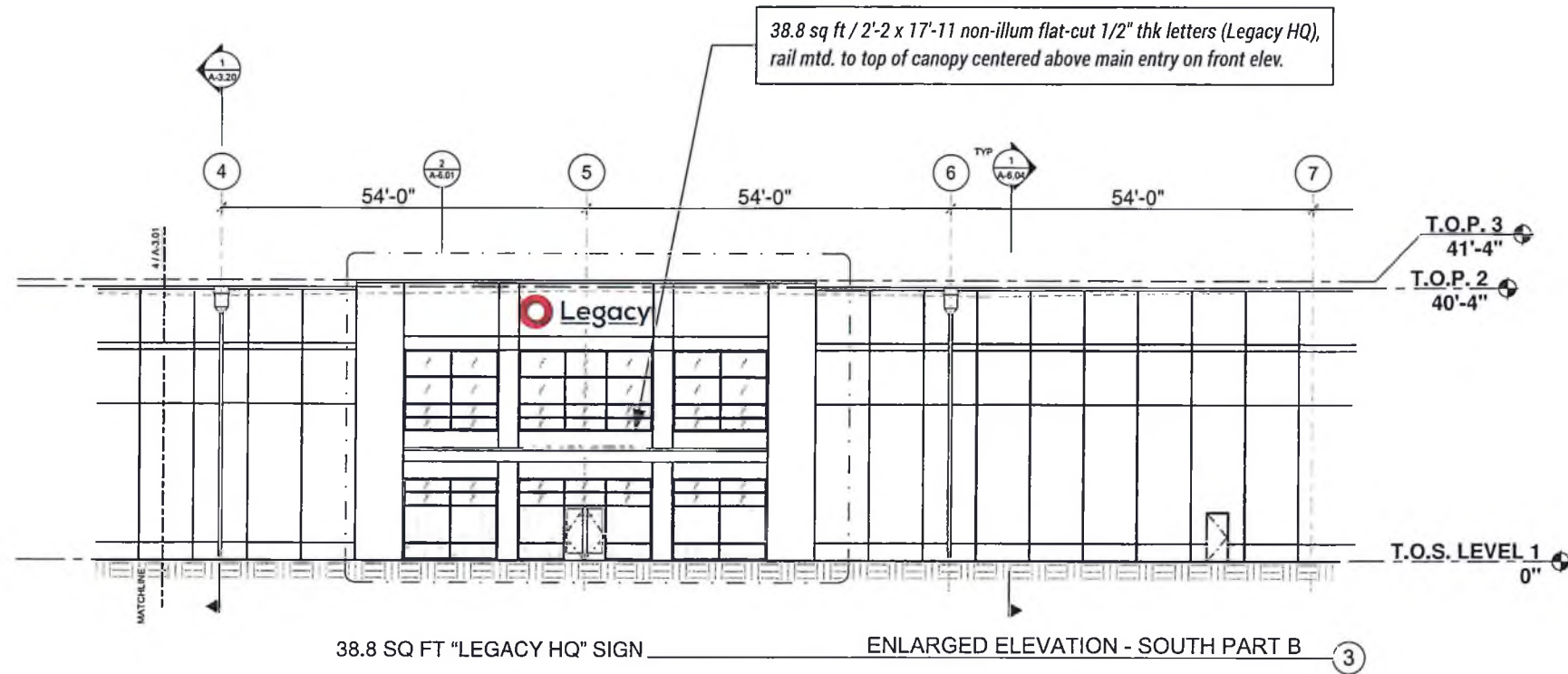
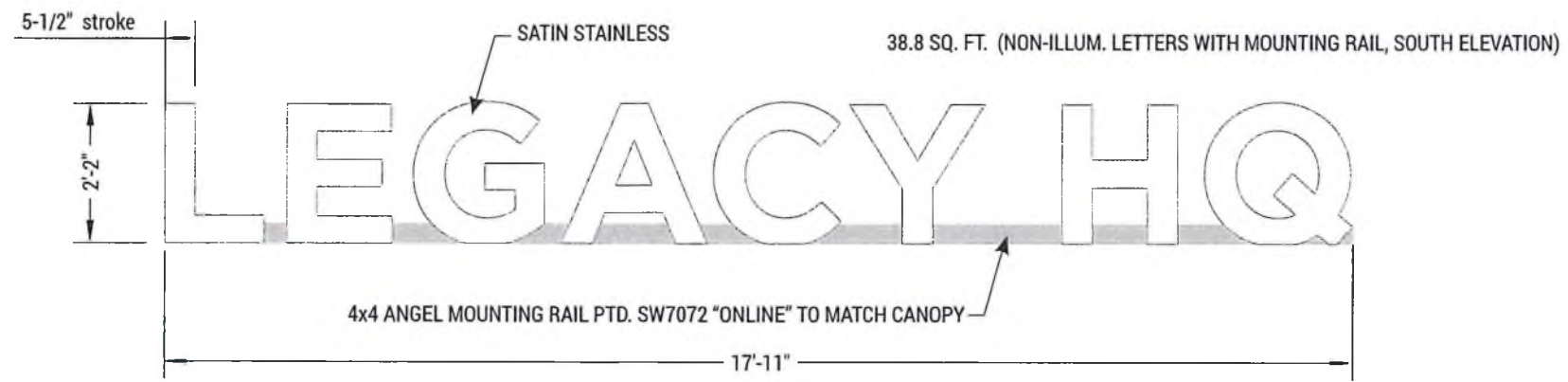
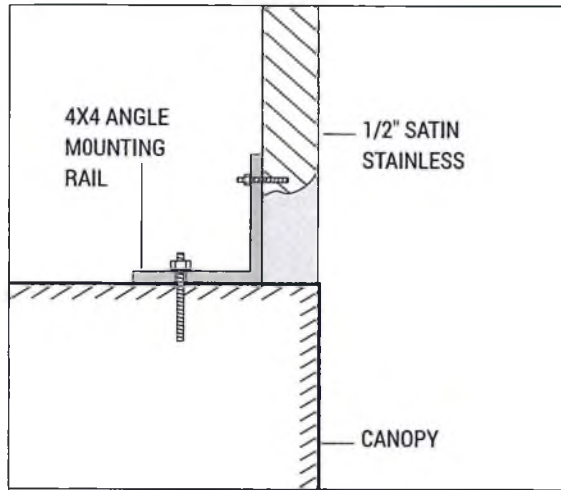
Primary electric
draw of 2.5 amps
@ 120 V



Sales: Jeff Carson

424 Caredean Dr., Horsham, PA 19044
215.442.1323 jeff@citysign.net

Date: 09.11.2020 (V1)
Date: 09.14.2020 (V2)
Date: 09.14.2020 (V3)
Date: 09.15.2020 (V4)
Date: 09.16.2020 (V5)



Contact:
Shane Kelley - Arco Design Build

Address:
334 Rising Sun Road
- or -
1 Advantage Court
Bordentown, NJ

File Loc / Scans / D.R. / Patti / 20-345

Non-illum letters with mounting rail
secured to top of canopy
38.8 sq ft on South elevation.

137.9 south elev sq ft
+ 142.5 east elev sq ft
280.4 total signage sq ft

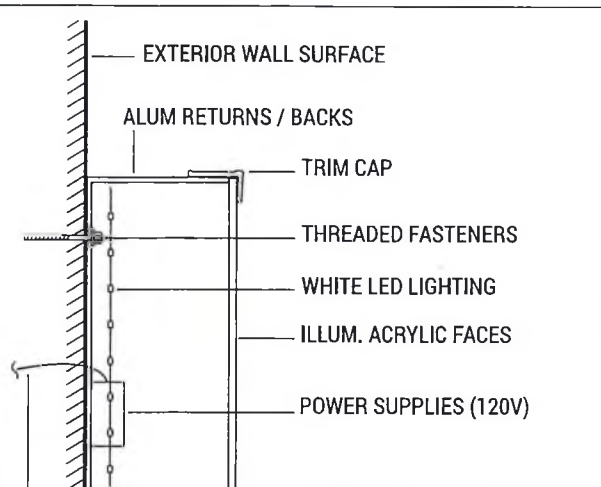
"non-illum"



Sales: Jeff Carson

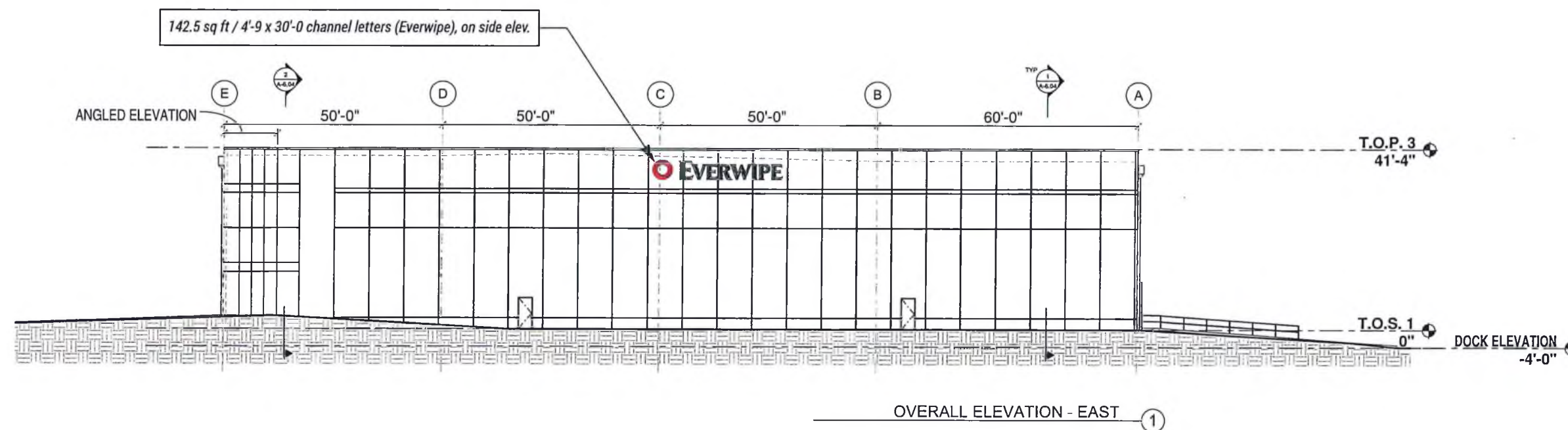
424 Caredean Dr., Horsham, PA 19044
215.442.1323 jeff@citysign.net

Date: 09.11.2020 (V1)
Date: 09.14.2020 (V2)
Date: 09.14.2020 (V3)
Date: 09.15.2020 (V4)
Date: 09.16.2020 (V5)



WHIP FOR CONNECTION TO PRIMARY SVC

142.5 SQ. FT. (CHANNEL LETTERS, EAST ELEVATION)



OVERALL ELEVATION - EAST ①

142.5 SQ FT SIGN EXPOSURE (EAST)

Contact:
Shane Kelley - Arco Design Build

Address:
334 Rising Sun Road
- or -
1 Advantage Court
Bordentown, NJ

File Loc / Scans / D.R. / Patti / 20-345

Channel letters
142.5 sq ft on East elevation.

137.9 south elev sq ft
+ 142.5 east elev sq ft
280.4 total signage sq ft

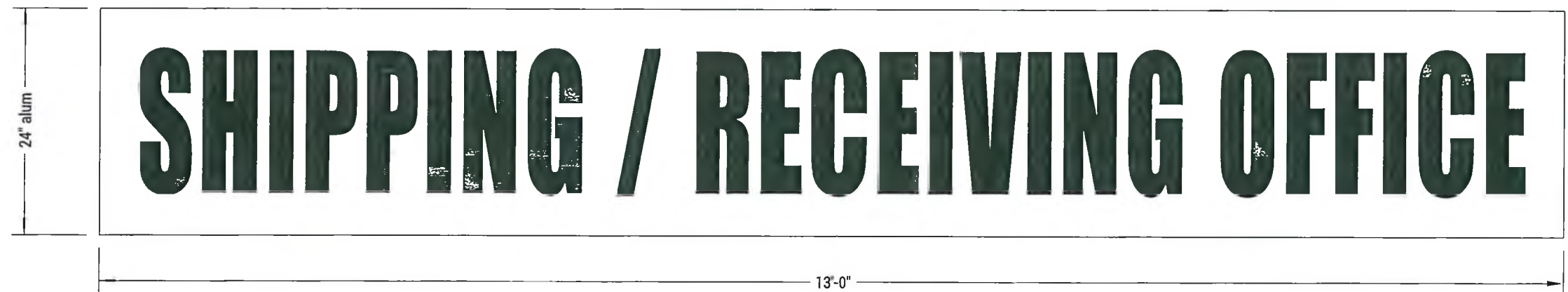
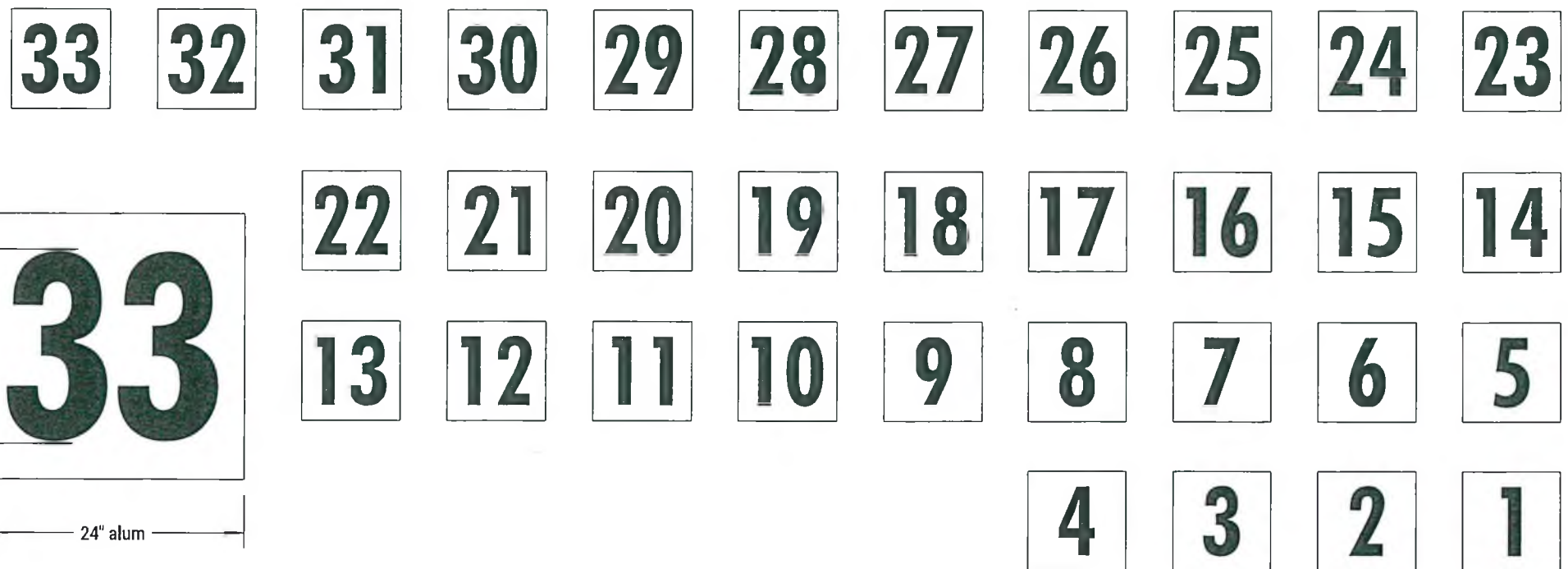
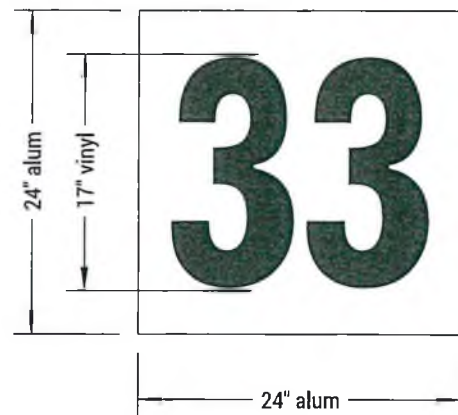
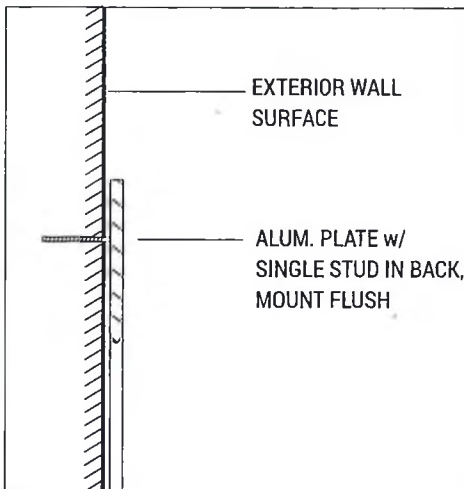
Primary electric
draw of 3 amps
@ 120 V



Sales: Jeff Carson

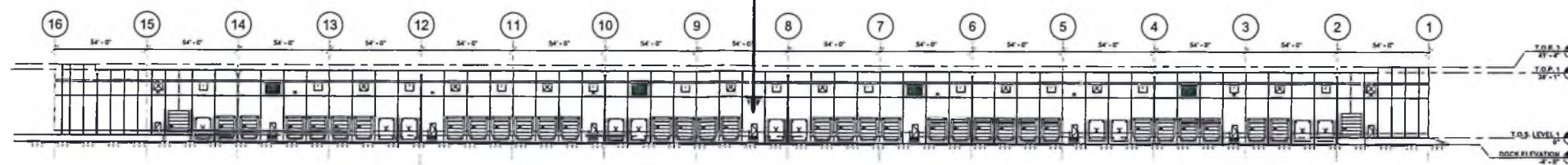
424 Caredean Dr., Horsham, PA 19044
215.442.1323 jeff@citysign.net

Date: 09.11.2020 (V1)
Date: 09.14.2020 (V2)
Date: 09.14.2020 (V3)
Date: 09.15.2020 (V4)
Date: 09.16.2020 (V5)



#33 ← DOCK PLATES → #1

S/R OFFICE SIGN



OVERALL ELEVATION - NORTH
SCALE: 1" = 30"

Contact:
Shane Kelley - Arco Design Build

Address:
334 Rising Sun Road
- or -
1 Advantage Court
Bordentown, NJ

File Loc / Scans / D.R. / Patti / 20-345

Non-illum docks plates 1 thru 33
right to left, on North elevation.

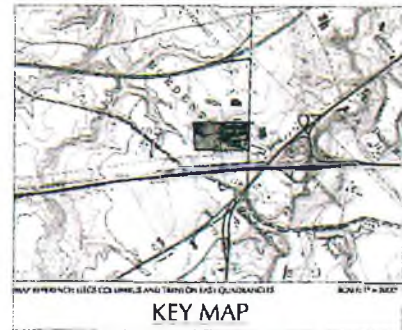
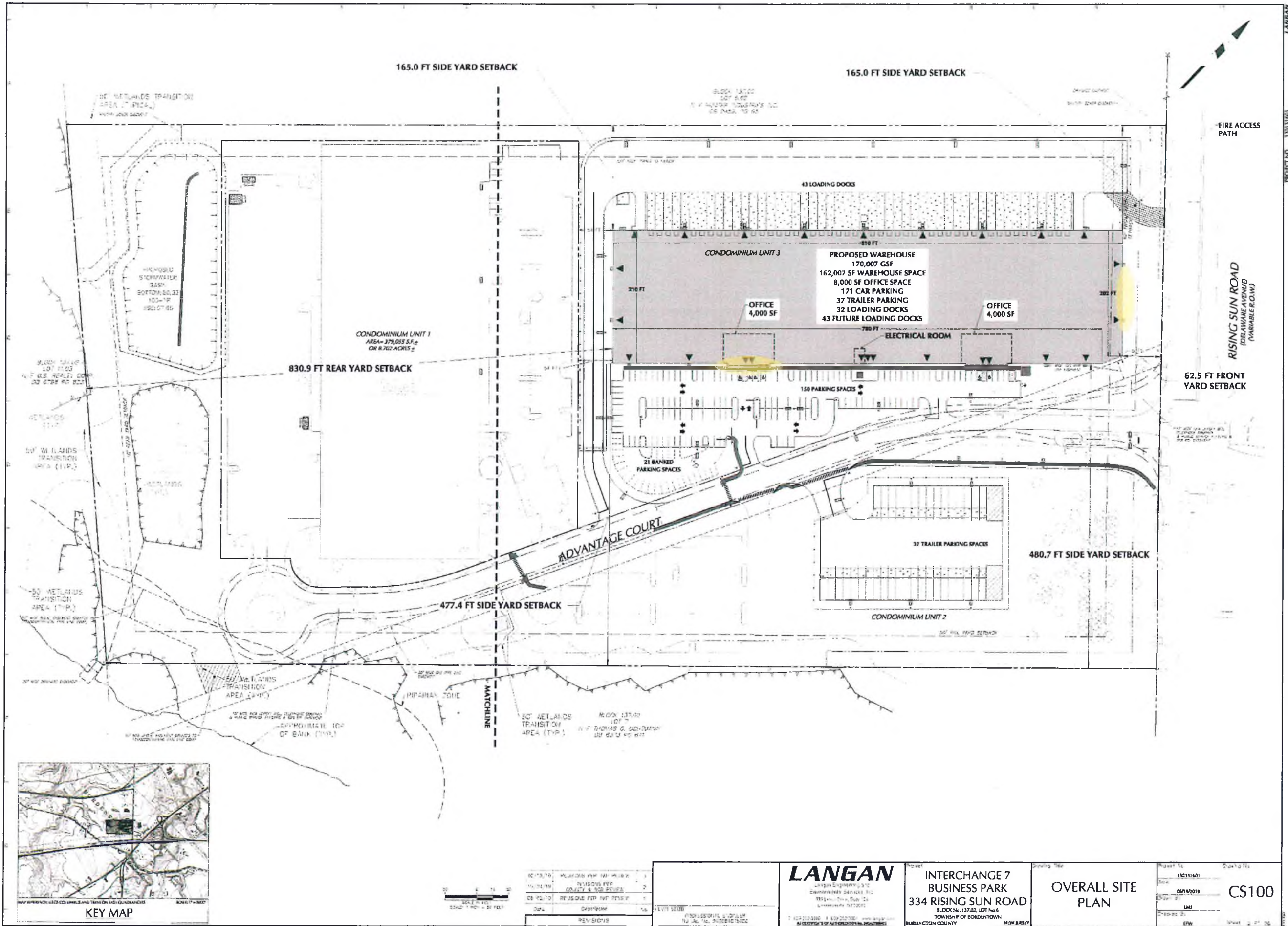
Non-illum S/F Office sign on
North Elevation.



Sales: Jeff Carson

424 Caredean Dr., Horsham, PA 19044
215.442.1323 jeff@citysign.net

- Date: 09.11.2020 (V1)
- Date: 09.14.2020 (V2)
- Date: 09.14.2020 (V3)
- Date: 09.15.2020 (V4)
- Date: 09.16.2020 (V5)



NO. 1	PROPOSED PLAN	DATE	12/15/10
NO. 2	REVISIONS FOR COUNTY & TOWNSHIP REVIEW	DATE	01/14/11
NO. 3	REVISIONS FOR TWP REVIEW	DATE	02/01/11
NO. 4	REVISIONS FOR TWP REVIEW	DATE	02/01/11
NO. 5	REVISIONS FOR TWP REVIEW	DATE	02/01/11
NO. 6	REVISIONS FOR TWP REVIEW	DATE	02/01/11
NO. 7	REVISIONS FOR TWP REVIEW	DATE	02/01/11
NO. 8	REVISIONS FOR TWP REVIEW	DATE	02/01/11
NO. 9	REVISIONS FOR TWP REVIEW	DATE	02/01/11
NO. 10	REVISIONS FOR TWP REVIEW	DATE	02/01/11

LANGAN
 CONSULTING ENGINEERS, INC.
 3851 W. 12th St., Suite 200
 Lincoln, NE 68502
 (402) 426-1000
 www.langan.com

PROJECT: INTERCHANGE 7 BUSINESS PARK
 334 RISING SUN ROAD
 BLOCK No. 13750, LOT No. 4
 TOWNSHIP OF BOADEN TOWNSHIP
 BURTON COUNTY, NEBRASKA

Drawing Title: **OVERALL SITE PLAN**

Project No.	132131601
Date	06/19/2010
Scale	AS SHOWN
Sheet No.	CS100
Author	LMS
Checker	EPW
Drawn By	EPW