October 5, 2020

Office of Community Development
Township of Bordentown
1 Municipal Drive
Bordentown, New Jersey 08505
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

100% employee-owned
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 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 façade 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)
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-2020-04
Planning Board: Application Fee: __________
Zoning Board of Adjustment: Escrow No.: 993000
Escrow Deposit: __________

Scheduled for: Review for Completeness: Hearing: __________

1. SUBJECT PROPERTY

Location: Advantage Court (previously 334 Rising Sun)

<table>
<thead>
<tr>
<th>Tax Map</th>
<th>Block</th>
<th>Lot(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Page: 1</td>
<td>137.02</td>
<td>6</td>
</tr>
<tr>
<td>Page: 2</td>
<td>______</td>
<td>______</td>
</tr>
<tr>
<td>Dimensions</td>
<td>Frontage: 1,000</td>
<td>Depth: 800</td>
</tr>
</tbody>
</table>

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: Corporation X Partnership _____ Individual _____

VISIT OUR WEBSITE AT WWW.BORDENTOWNTOWNSHIP.COM
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 105 ownership criterion have been disclosed.
(Attach pages as necessary to fully comply.)

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dr. Jason Slosberg</td>
<td>Cranbury, NJ</td>
<td>50%</td>
</tr>
<tr>
<td>Darren Slosberg</td>
<td>Cranbury, NJ</td>
<td>50%</td>
</tr>
<tr>
<td>Name</td>
<td>Address</td>
<td>Interest</td>
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<tr>
<td>Name</td>
<td>Address</td>
<td>Interest</td>
</tr>
<tr>
<td>Name</td>
<td>Address</td>
<td>Interest</td>
</tr>
</tbody>
</table>

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: dpouette@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  
McKenna Law  
648 Longwood Avenue, Cherry Hill, NJ 08002  
(856) 665-7771  
E-Mail mj@mckennalawoffices.com

7. Applicant's Engineer  
Address  

Telephone No.  

FAX No.  

8. Applicant's Planning Consultant  
Jeff Carson  
City Sign Service, Inc.  
424 Caredean Drive, Horsham, PA 19044  
215-651-5929  
E-Mail jeffcarson@citysign.net  
215-442-1328

9. Applicant's Traffic Engineer  
Address  

Telephone No.  

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  
(215) 651-5929  
E-Mail jeffcarson@citysign.net  
(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 ________ Number of proposed dwelling units ________
(including remainder lot) (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

Areas 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]

______________________________


______________________________

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

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

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
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.

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Description of Item</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Board Attorney</td>
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<tr>
<td>13</td>
<td>Community Development Office</td>
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<tr>
<td>1</td>
<td>Board Engineer</td>
</tr>
<tr>
<td>1</td>
<td>Board Planner/Landscape Architect</td>
</tr>
<tr>
<td>1</td>
<td>Board Traffic Engineer</td>
</tr>
<tr>
<td>1</td>
<td>Township Fire Marshall</td>
</tr>
</tbody>
</table>

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).

<table>
<thead>
<tr>
<th>Applicant’s Professional</th>
<th>Reports Requested</th>
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<tbody>
<tr>
<td>N/A</td>
<td>Attorney</td>
</tr>
<tr>
<td>N/A</td>
<td>Engineer</td>
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</tbody>
</table>

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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 

11th day of September, 2020

Eileen C. Powell
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
EILEEN C. POWELL - Notary Public
HORSHAM TWP., MONTGOMERY COUNTY
My Commission Expires Mar 19, 2021

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.

DATE

9/10/20

SIGNATURE OF APPLICANT

29. I understand that the sum of $___ 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.

DATE

9/10/20

SIGNATURE OF APPLICANT

VISIT OUR WEBSITE AT WWW.BORDENTOWNTOWNSHIP.COM
REQUEST FOR CERTIFICATION OF PAID TAXES

NAME OF OWNER: LBI4 RV1 - Courtyard XXI LLC
ADDRESS OF OWNER: 220 W. Green St. Chicago, IL
BLOCK: 137.02 LOT (S): 4
LOCATION OF PROPERTY: 2 Advantage Ct
APPLICANT’S NAME: Legacy LLC
APPLICANT’S ADDRESS: 350 Old New Egypt Rd. Sec. 201 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.

DATE 9/7/20

COLLECTOR OF TAXES

VISIT OUR WEBSITE AT WWW.BORDENTOWNTOWNSHIP.COM
99.1 sq. ft. (CHANNEL LETTERS, SOUTH ELEVATION)

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

Contact:
Shane Kelley - Arcos Design Build

Address:
334 Rising Sun Road
~ of ~
1 Advantage Court
Bordentown, NJ

File: [Scans / D.R. / Petri / 20-345]

Sales: Jeff Carson
424 Carden Dr., Horsham, PA 19044
215.442.1323  jeff@citysign.net

Date: 09/11/2020 (V1)
Date: 09/14/2020 (V2)
Date: 09/15/2020 (V2)
Date: 09/16/2020 (V3)
Date: 09/16/2020 (V5)
38.8 sq. ft. (non-illuminated letters with mounting rail, south elevation)

4x4 angle mounting rail pt. SW7072 "online" to match canopy

17'-11"

5-1/2" stroke

Satin stainless

38.8 sq ft / 5" x 2" x 17'-11" non-illum cut 1/2" (H) letters (Legacy HQ), rail mtld. to top of canopy centered above main entry on front side.

38.8 sq ft "LEGACY HQ" sign

Enlarged elevation - South part B

SEE ENLARGED

137.9 total sq ft sign exposure (south)

Overall elevation - south
142.5 SQ. FT. (CHANNEL LETTERS, EAST ELEVATION)

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 Cederes Dr., Horsham, PA 19044
215.442.1323 jeff@citysign.net

Date: 09.11.2020 (Y1)
Date: 09.14.2020 (Y2)
Date: 09.14.2020 (Y3)
Date: 09.15.2020 (Y4)
Date: 09.16.2020 (Y5)
SHIPPING / RECEIVING OFFICE

EXTERIOR WALL SURFACE

ALUM. PLATE w/ SINGLE STUD IN BACK, MOUNT FLUSH

24' alum

12' alum

33 32 31 30 29 28 27 26 25 24 23

33 22 21 20 19 18 17 16 15 14

13 12 11 10 9 8 7 6 5

4 3 2 1

#33

DOCK PLATES

S/R OFFICE SIGN

OVERALL ELEVATION - NORTH