



TOWNSHIP OF NORTH BRUNSWICK

710 HERMANN ROAD
NORTH BRUNSWICK, NJ 08902

Tel.: (732) 247-0922 x440

Fax: (732) 289-3822

Website: WWW.NORTHBRUNSWICK.NJ.GOV

DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Matthew T. Bach, Esq.
1566 Route 130
North Brunswick, New Jersey 08902

FROM: Andrei Alexeev, Zoning Officer

DATE: September 20, 2022

SUBJECT: Block: 137 Lot(s): 5
Street Address: 1212 Livingston Avenue
Applicant: The Presbyterian Church in New Brunswick

Dear Mr. Bach:

I have reviewed a variance application for the above-referenced address, and I am issuing the following report.

The following application materials were reviewed:

- 1-sheet sign plan with the proposed location of the sign;
- 2-sheet sign design plan prepared by Stewart Signs, dated 6/8/2022.

Administrative

1. The applicant proposes to replace an existing freestanding sign with a new 31 sq. ft. freestanding sign with an active LED area.
2. The subject property is located in the R-3 Residential District and a church or place of worship is a conditional use in the zone (Figures 1 & 2 below).



Figure 1: Subject property (3D view).



Figure 2: Subject property (Street view).

3. Variances associated with the development application are summarized in the following table(s):

a. The proposed development requires the following “C” variance(s):

Description	Min. Required/Max. Permitted	Proposed	Variance	Ordinance
Freestanding Sign, Front Yard Setback	20 ft.	3 ft.	V	§ 205-102 (C)
Freestanding Sign, Sign Area	20 sq. ft.	31.5 sq. ft.	V	§ 205-104 (G)
Freestanding Sign, Type	Static	Active LED	V	§ 205-103 (A)

V = Variance

Technical

1. Variances:

- a. **Freestanding Sign, Front Yard Setback** – The applicant proposes to construct a new freestanding sign 3 ft. from the front property line, whereas no sign shall be located closer than 20 feet to any lot line, except traffic signs and other signs installed by governmental agencies (§205-102 (C)). The applicant should justify this variance request and provide testimony to satisfy the C-1 (hardship) and/or C-2 variance criteria.
- b. **Freestanding Sign, Sign Area** - The applicant proposes to replace an existing freestanding sign with a new 31 sq. ft. freestanding sign, whereas religious institutions, hospitals, nursing homes, private schools and service organizations may have one freestanding sign not exceeding 20 sq. ft. (§205-104 (G)). The applicant should justify this variance request and provide testimony to satisfy the C-1 (hardship) and/or C-2 variance criteria.
- c. **Freestanding Sign, Type** - The applicant proposes to replace an existing freestanding sign with a new 31 sq. ft. freestanding sign which will contain approximately 8.27 sq. ft. of active LED area, whereas moving or revolving signs and signs using waving, blinking, flashing, vibrating, flickering, tracer or sequential lighting are prohibited (§205-103 (A)). The applicant should justify this variance request and provide testimony to satisfy the C-1 (hardship) and/or C-2 variance criteria.

The Township reserves the right to further comment based upon the testimony at the public hearing.

Completeness

1. Checklist:

The applicant must remit the following items in order for a completeness certification to be issued:

- 15 copies of a property survey;
- W-9 form;
- 3 copies of a complete "Tax and Assessment Payment Report" form;
- § 205-135.2 (L): Electronic copies of plans, application forms, etc.

2. Fees and Escrow Deposits (§ 205-139):

The applicant must remit the following application fees and technical review escrow deposits in order for a completeness certification to be issued.

Land Use Application Fees:

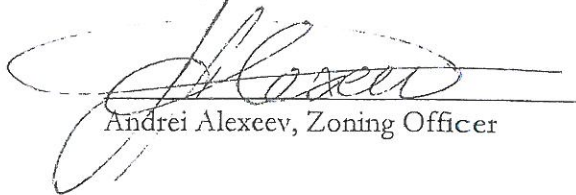
C Variance (Commercial)x3:	_____ \$600.00
TOTAL:	\$600.00

Technical Review Escrow Deposit:

C Variance (Commercial)x3:	_____ \$900.00
TOTAL:	\$900.00

Please remit two separate checks in the above total amounts and provide the items identified above. Upon receipt and review of the requested materials, you will be notified regarding the status of your application with respect to a Board hearing, for which proper notification will be required. If you have any questions, you may contact Kristen Olcsvay, Secretary to the Zoning Board, at 732-247-0922, extension 440.

Sincerely,



Andrei Alexeev, Zoning Officer

c: Mayor and Council
Michael Hritz, Director of Community Development
Tom Vigna, Planner
Zoning Board of Adjustment



For Office Use Only

Date Filed: _____ Appl. No.: _____

Appl. Fee: \$ _____ Escrow Deposit: \$ _____

Check One:

- Zoning Board of Adjustment
- Planning Board

Revision Date: 9/2020

TOWNSHIP OF NORTH BRUNSWICK

Variance Application (FORM C)

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the “waiver requested” section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, stormwater, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 × 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable. Single-family or two-family homeowners preparing variance applications on their own behalf shall not be subject to this electronic submission requirement, provided that such applications do not require site plan or subdivision approval.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.



PART 2

SUBJECT PROPERTY:

Block 137 Lot(s) 5 Zone R3

Property Location 1212 Livingston Avenue, North Brunswick, NJ 08902

Size of Property _____

Present Use: Residential Non-Residential Vacant

Proposed Use: Residential Non-Residential **Specify: Church/Place of Worship**

CONTACTS:

Applicant: Corporation Partnership Individual
 Other/Explain _____

Name: PRESBYTERIAN CHURCH IN NEW BRUNSWICK

Address: 1212 LIVINGSTON AVENUE, NORTH BRUNSWICK, NJ 08902

Telephone: 732-545-2111 Fax: _____

Email: office@presbyteriannewbrunswick.org

Owner (if different from Applicant):

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

Engineer:

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

Attorney:

Name: Matthew T. Bach, Esq. Address: 1566 Route 130, North Brunswick, NJ 08902

Telephone: 732-422-3660 Fax: 732-422-1292

Email: attorneybach@gmail.com



ASSOCIATED APPROVALS REQUESTED:

Site Plan:

- Site Plan
- Amended Site Plan
- Conditional Use

Subdivision:

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Amended Preliminary Major Subdivision
- Amended Final Major Subdivision

Other (specify): _____

A **change to a nonpermitted use** shall require a site plan approval or, as a minimum, a site plan waiver request. Such request may be considered by the Board, and, if granted, will constitute an acknowledgment by the Board that the condition of the property is satisfactory and meets the requirements of Chapter 205. No site plan waiver will be granted if the condition of the property is not satisfactory in such matters as traffic, circulation, access, parking, lighting, setbacks, lot coverage, safety, landscaping, buffer, fire safety, noise or other requirements of Chapter 205

Is a site plan waiver requested?

YES NO

If a site plan waiver is sought, explain why the request shall be granted:

Is the application proposed to be bifurcated?

YES NO

If bifurcated, identify the nature of subsequent development approvals to be sought:

Identify Requested Variances:

Ordinance Section: Requirement:

Proposed Deviation:



§205-102 (C)	No closer than 20 feet to any lot line	Variance to install a freestanding sign 3 feet from the property line
§205-103 (A)	Changeable message sign not permitted	Variance for Changeable message sign
§205-104 (G)	Sign not to exceed 20 sq. ft.	Variance for sign to be 24 sq. ft.
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____

Identify Requested Design Waivers:

Ordinance Section:	Requirement:	Proposed Deviation:
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____

“C” Variance(s) (Check one that applies):

A variance under N.J.S.A. 40:55D-70.C(1):

Detail your argument for how this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situations uniquely affecting the property or the structures lawfully existing thereon:



and/or

A variance under N.J.S.A. 40:55D-70.C(2):

Detail your argument for how this case conforms to this requirement: _____

D Variance(s):

State special reasons why the refusal to allow the project would impose on the applicant an undue hardship and/or how the proposed project carries out a purpose of zoning as defined in N.J.S. 40:55D-2. Detail your argument for 1) how the proposed use inherently serves the public good, and/or 2) why the property cannot reasonably be adapted to a conforming use, and/or 3) what unique characteristics of the site make it particularly appropriate for the proposed use rather than a permitted use: _____

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good: Improved technology and the world around us have significantly changed and LED signs once rare are now common place and can be found in all areas of North Brunswick. Improved signage at the property will enhance function and visibility of the religious organization as it serves the North Brunswick residence and provide enhanced notices and public information to the community. Similar sign has been approved and installed at the Livingston Park School at 1128 Livingston Avenue, North Brunswick with no known issues and without substantial detriment to the public good.



Supply a statement of facts why relief can be granted without substantial detriment to the intent and purpose of the zone plan and zoning ordinance: The proposed LED sign is dimmable and programmable to ensure that the intent and the purpose of the zone plan and zoning ordinance to prevent the “old neon” type of signs that may be unsightly and bright and offensive to some residence, which we believe the ordinance intended to prevent. The proposed LED sign is minimally disruptive and provides easily visible marker to locate the church as it serves the public and the nearby residence of North Brunswick. Also, similar sign has been approved and installed at the Livingston Park School at 1128 Livingston Avenue, North Brunswick with no known issues and without substantial detriment to the public good.



PART III

Has there been any previous application to any Township Board involving these premises?

YES NO

If yes, provide file number(s) and state the nature, date and disposition of said mater:

Is public water available?

YES NO

If no, how will water service be supplied? _____

Is public sewer available?

YES NO

If no, provide proposed method of sewage disposal: _____

Are there any existing deed restrictions, easements or covenants?

YES NO

If yes, are copies provided?

YES NO

Are any deed restrictions, easements or covenants contemplated?

YES NO

If yes, are copies provided?

YES NO

Does the owner own or have any ownership interest in any contiguous property?

YES NO

If yes, provide type of ownership, address, block and lot(s): _____

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

Quantity:	Description of Item:
1	Site Plan-Providing Layout of the property and proposed location of the New LED sign
1	Three Photos of current sign at the property
1	Drawing of proposed new LED sign at the property
1	Photo of Current Livingston Park School Sign



ESCROW FUNDS AGREEMENT:

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.

Applicant's Signature: Martha Decker **Date:** 9/8/2022
Martha Decker, President, Presbyterian Church in New Brunswick

Owner's Signature (if different from Applicant): _____ **Date:** _____



SITE INSPECTION AUTHORIZATION

I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.


Owner's Signature: Martha Decker Date: 9/8/2022
Martha Decker, President
Presbyterian Church in New Brunswick

APPLICANT'S CERTIFICATION:

I, Martha Decker, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 1187 NEWTON STREET, North Brunswick in the County of Middlesex and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant, and I am authorized to sign the application for the partnership or corporation.

Martha Decker
SIGNATURE: Martha Decker

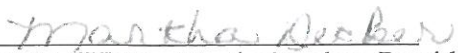
Sworn to and subscribed before
me this 8 day of
September, 2022


NOTARY PUBLIC Matthew T. Bach
Attorney at Law
State of New Jersey



OWNER'S CERTIFICATION (If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner):

I, Martha Decker, President of Presbyterian Church of New Brunswick, of full age, being duly sworn according to law and upon my oath depose that: I reside at 1187 NEWTON STREET, North Brunswick in the County of Middlesex and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner in fee of all that certain lot, piece or parcel of land situated, lying, and being in the municipality aforesaid, and known and designated as Block(s) 137 and Lot(s) 5, and that I am either the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.


SIGNATURE: Martha Decker, President
Presbyterian Church in New Brunswick

Sworn to and subscribed before
me this 8 day of
September, 2022

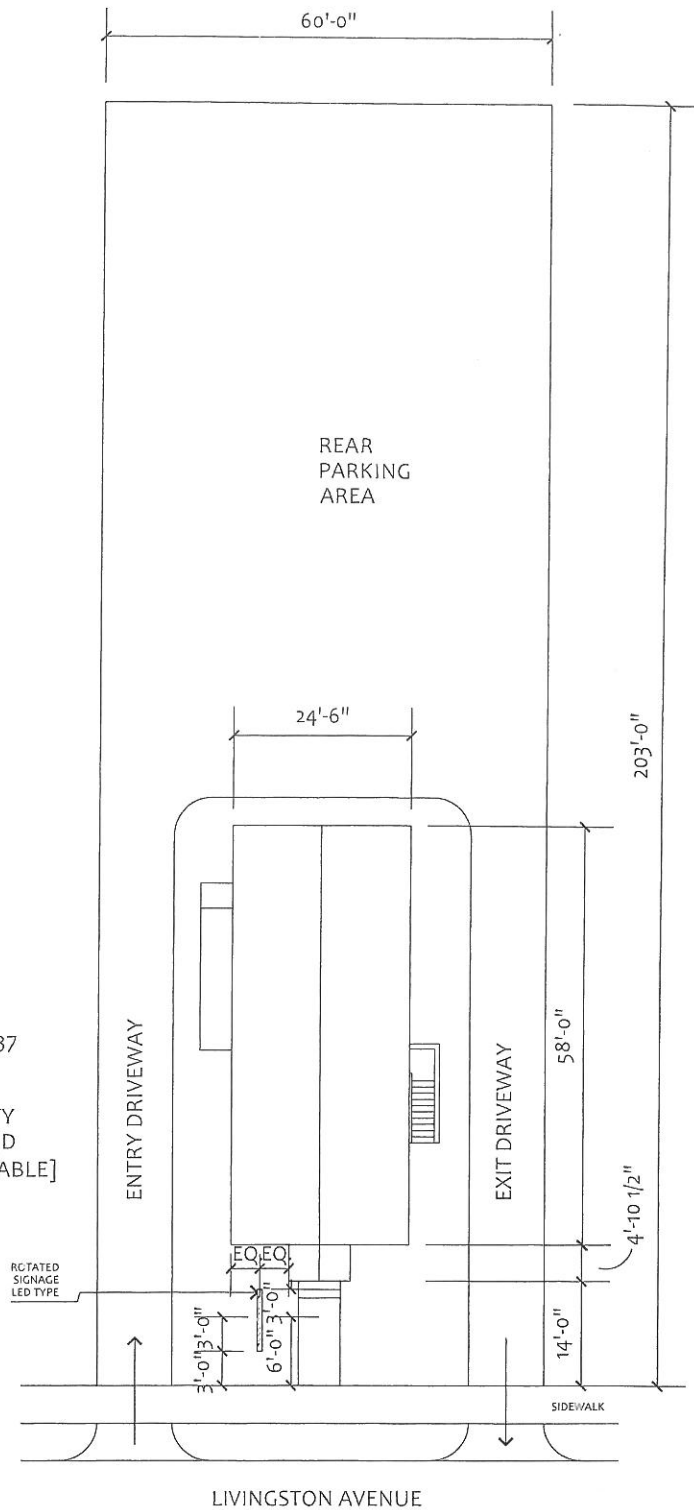

NOTARY PUBLIC

Matthew T. Bach
Attorney at Law
State of New Jersey

Exhibit A

Site Plan

BLOCK: 137
LOT: 5
PROPERTY
CLASS: 15D
[CHAIR TABLE]



1212 LIVINGSTON AVENUE
NEW BRUNSWICK, NJ 08902

SITE PLAN

Exhibit B

Photos of Current Sign





CHRISTIAN FELLOWSHIP CHURCH
Sunday School 9:00 am
Sunday Worship Service 10:00 am
Wednesday Bible Study & Prayer 7:30 pm
cfcnb.org
Proclamation God's Sovereign Grace in Jesus

Worship and Bible Study
at the Christian Fellowship Church
1000 West 10th Street
Anchorage, Alaska 99501
907.562.1234

CHRISTIAN FELLOWSHIP CHURCH

1000 WEST 10TH AVENUE

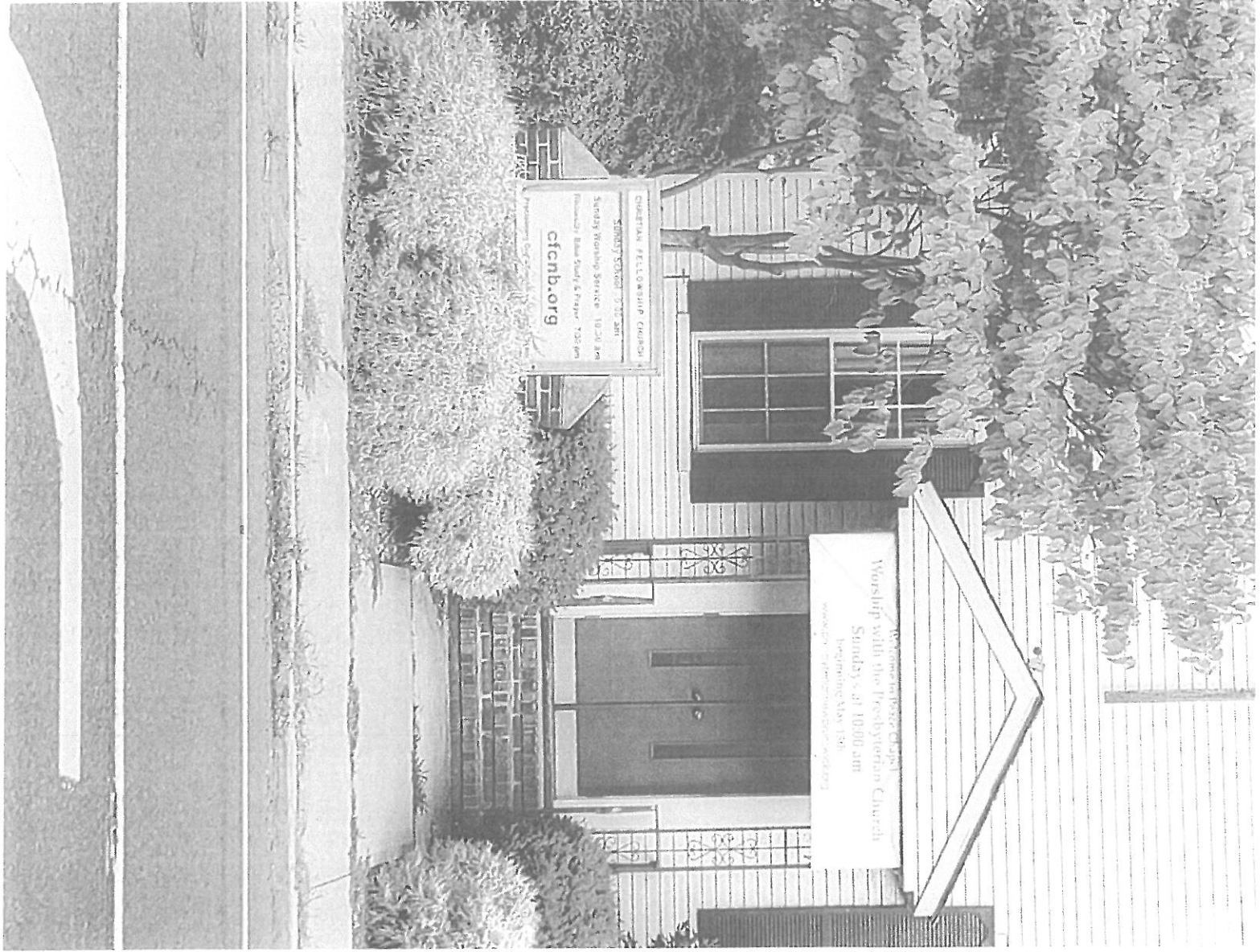
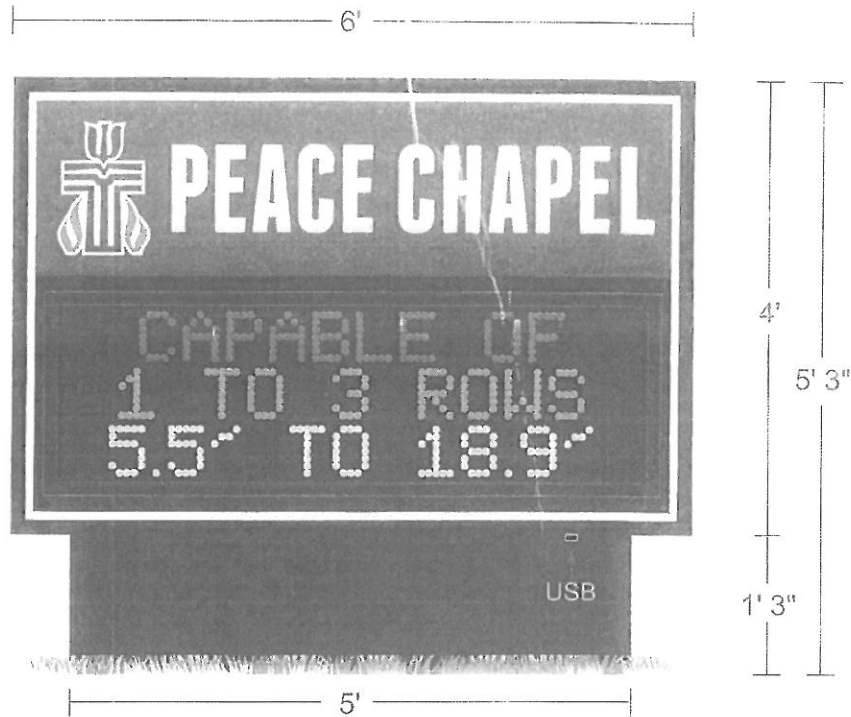


Exhibit C

Drawing of Proposed LED Sign and
Dimmable Specs.

ID Flat Surface Area: 18.625" x 67.875"
 Active LED Area: 18.9" x 63"



StewartSigns
 ONE SIGN. ONE COMPANY
 1-800-237-3828 stewartsigns.com

TekStar Color 20mm 24x80
 Cabinet size: 4'x6'
 Sk: 995413-1a-s Cust: 1902037
 6/8/2022 F/cFleeman SOLD
 Scale: 3/4"=1' Cabinet Color: Black

Signature _____

Date _____



This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Signs are designed for an illuminated graphic and art is based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance. Brickwork and masonry are not included in the proposal with the exception of Cornerstone products. Measurements shown are approximations; final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. www.signs.com



995413-1a-s
Photo real VECTOR header
ID Flat Surface Area: 18.625" x 67.875"
With bleed: 19.125" x 68.375"

 **Stewart Signs**
ONE SIGN. ONE COMPANY
1-800-237-3928 stewartsigns.com

TekStar Color 20mm 24x80
Cabinet size: 4'x6'
Sk: 995413-1a-s Cust: 1902037
6/8/2022 F/cFleeman SOLD
Scale: 3/4"=1" Cabinet Color: Black

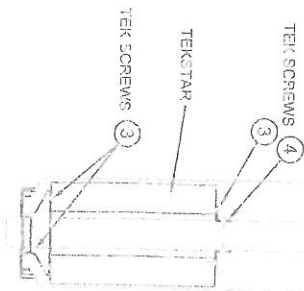
Signature _____

Date _____

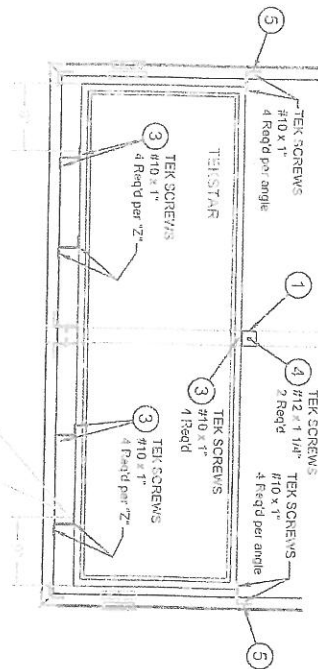


This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Signs are designed for an illuminated graphic and ad is based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance. Brickwork and masonry are not included in the proposal with the exception of Commercial products. Measurements shown are approximations, final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. © Stewart Signs, Inc. 2022

"LEFT VIEW"



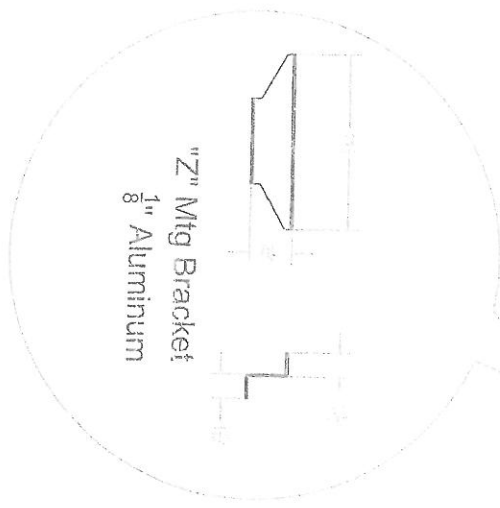
"FRONT VIEW"



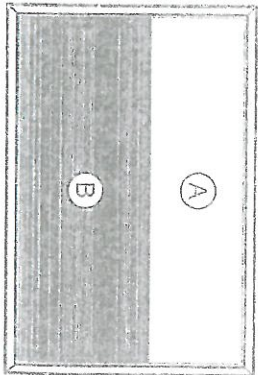
"RIGHT VIEW"



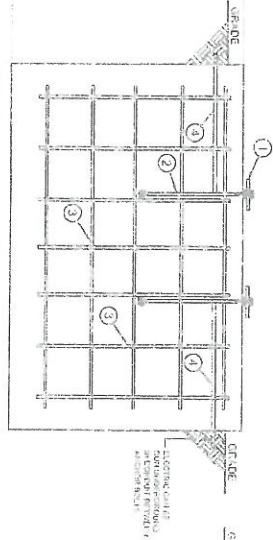
BILL OF MATERIALS			
ITEM	QTY.	DESCRIPTION	LENGTH
①	2	2" X 2" X 1/8" Aluminum Angles	1 1/2"
②	4	"Z" Aluminum bracket	11.25"
③	20	Tek Screws #10 x 1"	
④	2	Tek Screws #12 x 1 1/4"	
⑤	2	2" X 3" X 1/8" Aluminum Angles	7 7/8"



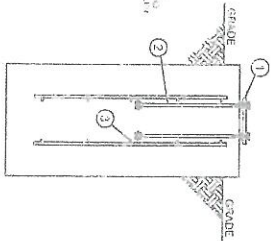
Date: 05-17-22
 Drawn by: JRM
 S.S. TEMPLATE MUST BE USED TO SET THREADED RODS INTO CONCRETE
 Drawing #: TEK-20mm-C-24x80
 Sketch #: 995413-1a
 Customer #: 1902037
 Customer Name: PRESBYTERIAN CHURCH AT PEACE CHAPEL
 Sign Model: TEKSTAR 46, 24x80
 Customer Address: 1212 LIVINGSTON AVENUE NORTH BRUNSWICK, NJ 08901
 Page 2 OF 3



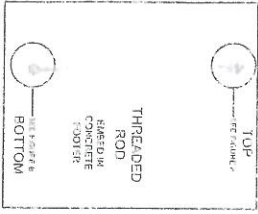
FACE DETAIL
NOT TO SCALE



FOOTER - FRONT VIEW
NOT TO SCALE



FOOTER - SIDE VIEW
NOT TO SCALE



FACE DETAIL

- A. HEADER PANEL SECTION, 3/8" THERMO-FORMED UV RESISTANT MARBOLON SL POLYCARBONATE DECCO-CATION PER STEWART SIGNS ARTWORK, DECORATED WITH 3M HIGH PERFORMANCE TRANSLUCENT VINYL.
- B. TEXTAR LED, MOUNTED INSIDE SEMILESS, SINGLE PIECE, FACE OF MARBOLON SL POLYCARBONATE

FOOTER DETAIL

1. 6"x12"x5/8" STEEL BASE PLATES, 2 REQUIRED
2. 3/4"x3/8" ANCHOR ROD, 4 REQUIRED
3. TAPE THE EXPOSED TOP OF THE THREADED RODS FOR PROTECTION AGAINST CONCRETE.
4. REBAR OR DETTER, TIED AT EACH JOINT, SUPPLIED BY THE CUSTOMER.
5. CONDUIT, SUPPLIED BY THE CUSTOMER

NOTES

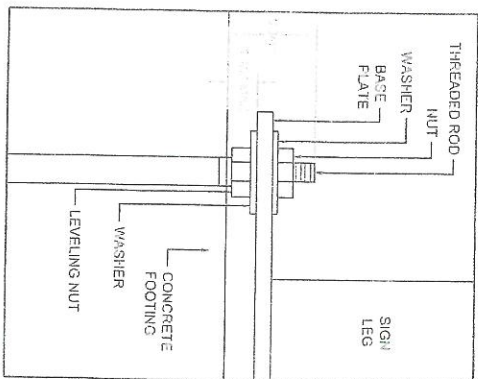
- THIS DESIGN IS PROTOTYPICAL AND SHOULD NOT BE USED FOR SITE SPECIFIC APPLICATIONS UNLESS REVIEWED AND DEEMED SUITABLE FOR USE AT THAT SITE BY A COMPETENT PROFESSIONAL ENGINEER.
- DESIGNED FACTOR MEETS OR EXCEEDS 120 MPH WIND LOAD EXPOSURE B.
- 3,000 PSI CONCRETE - LESS THAN 2 CUBIC YARDS NECESSARY

ELECTRICAL INFO

- (1) 20 AMP CIRCUIT, 120 VOLTS, MAX DRAW 7 AMPS UL LISTED - E90724
- SIGNS SHALL BE GROUNDED BY CONNECTION TO THE EQUIPMENT GROUNDING CONDUCTOR OF THE SUPPLY BRANCH CIRCUIT.
- LED COMMUNICATION METHOD: SHORT-RANGE WIRELESS

BASE PLATE DETAIL

NOT TO SCALE
DATE, CABLE (IF APPLICABLE), MUST BE PLACED IN SEPARATE CONDUIT FROM ELECTRICAL.



Date: 05-17-22
Drawn by: JRM

S.S. TEMPLATE MUST BE USED TO SET THREADED RODS INTO CONCRETE

Sketch #: 995413-1a
Customer #: 1902037
Customer Name: PRESBYTERIAN CHURCH AT PEACE CHAPEL

Customer Address: 1212 LIVINGSTON AVENUE NORTH BRUNSWICK, NJ 08901

Page 3 OF 3

DRAWING DESIGNED TO BE PRINTED ON 8 1/2"x14" PAPER

INSTALLATION ADDRESS:

PRESBYTERIAN CHURCH AT
PEACE CHAPEL
1212 LIVINGSTON AVE.
NORTH BRUNSWICK, NJ 08902
CUSTOMER# 1902037

CLIENT:



stewart signs
Aerial Precision Signs Company
2201 Conitx Court - Suite 215
Scarsdale, FL 34232
1.800.237.3929
stewartsign.com

DATE	DESCRIPTION
6/29/22	

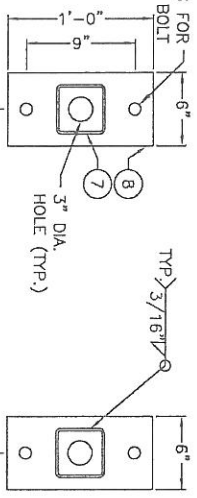
SCALE & SIGNATURE:

Handwritten signature and date: 6/29/22

IMAD KASHIF, P.E.
125 South Pond Lane, Pompano Beach, Florida 33062
Phone: (954) 386-4011

Project Number	Drawing Number
22-0454	B1041241

SHT.	OF	DATE	BY:
1	2	6/28/22	GHK



NOTES:
SIGN CABINET
DESIGN BY OTHERS.
ELECTRICAL DESIGN
BY OTHERS.

TEMPLATE MUST BE USED
TO SET ANCHOR BOLTS
INTO CONCRETE

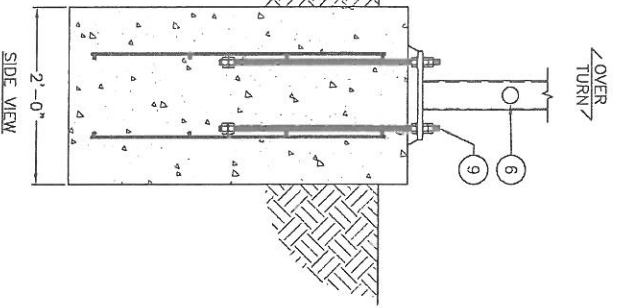
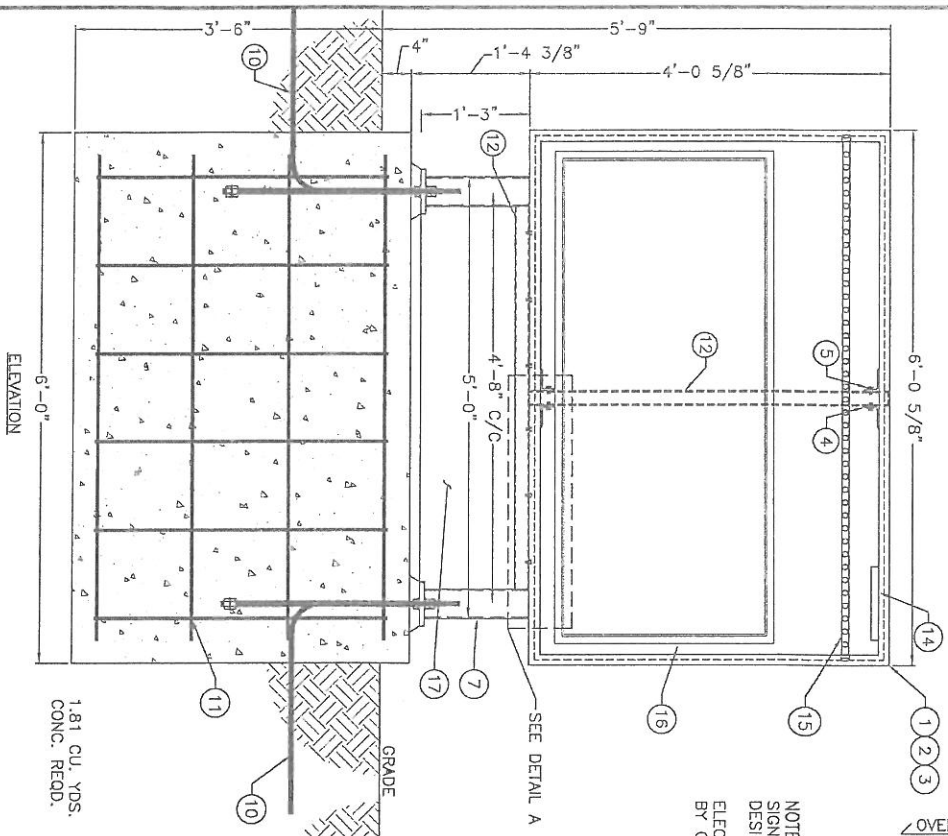
PARTICULAR CARE SHALL BE
TAKEN TO PROVIDE SUFFICIENT
PRESSURE TO THE THICKER
PORTION OF THE WELD. OTHERWISE, USE
1/4" MIN. WELD.

ELECTRICAL PROVIDED BY CLIENT

TOTAL MAX LOAD: 7 AMPS
@ 120V
CIRCUITS: (1) 20 AMP REQ'D

UL LISTED #E50724

- Bill of Materials
- 1 Extruded Alum. Cabinet
 - 2 Extruded Alum. Retainer
 - 3 Galvanized Raceway
 - 4 Alum. Angle
 - 5 Bolts - Grade 5
 - 6 Electrical Out Provision
 - 7 4"x4"x3/16" Steel Tube
 - 8 6"x12"x5/8" Steel Base Plates
 - 9 3/4" Dia. x30" Long Anchor Bolts
 - 10 Data/Electrical Conduit
 - 11 (6) #4 Bars @ 12" O.C. Vertically with (4) #4 Bars @ 13" O.C. Horizontally. Do Not Weld Rebars. 3" Min. Cover.
 - 12 2"x4"x3/16" Steel Tube
 - 13 High Strength Non-Shrink Grout
 - 14 MW-ELG-200-12V - Power Supply
 - 15 LED-LITEROD-72-12V - GK Litterod
 - 16 24x80 Tekstar 45
 - 17 Covering



ELEVATION

SIDE VIEW

1.81 CU. YDS.
CONC. REQD.

INSTALLATION ADDRESS:
 PRESBYTERIAN CHURCH AT
 PACE CHAPEL
 1212 LIVINGSTON AVE.
 NORTH BRUNSWICK, NJ 08902
 CUSTOMER# 1902037

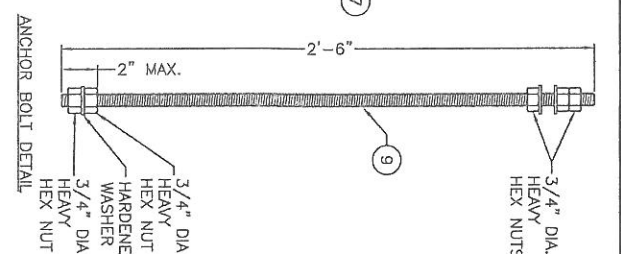
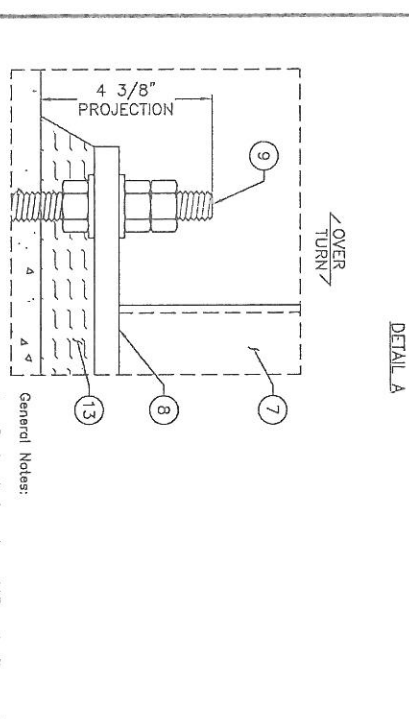
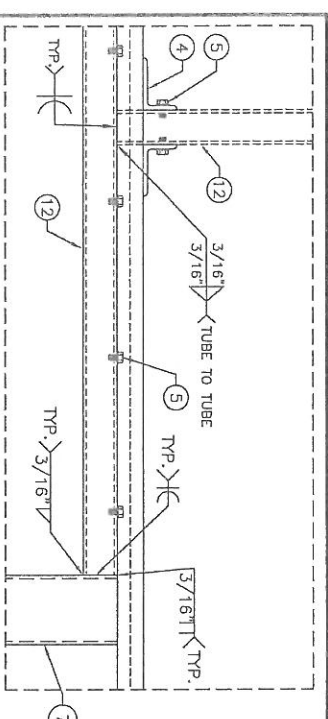
stewart signs
 America's Premier Sign Company
 2201 Centu Court - Suite 215
 Sarasota, FL 34232
 1.800.237.3979
 stewartsigns.com

DATE	DESCRIPTION
6/28/22	Final Design
6/28/22	Final Design
6/28/22	Final Design

Handwritten signature and date: 6/28/22

MAD KASHIF, P.E.
 120 South Point Lane • Fort Lauderdale, FL 33304
 Phone: (561) 539-2031


Project Number	22-0454	Drawing Number	B1041241
SHT.	OF	DATE	BY:
2	2	6/28/22	GHK



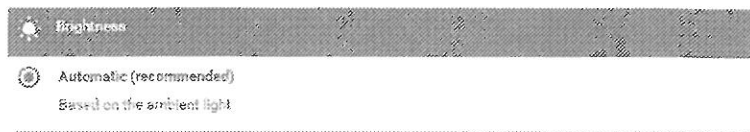
ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	ANCHOR BOLT DETAIL	1	EA	1.00	1.00
2	ANCHOR BOLT PROJECTION DETAIL	1	EA	1.00	1.00
3	ANCHOR BOLT DETAIL	1	EA	1.00	1.00
4	ANCHOR BOLT DETAIL	1	EA	1.00	1.00
5	ANCHOR BOLT DETAIL	1	EA	1.00	1.00
6	ANCHOR BOLT DETAIL	1	EA	1.00	1.00
7	ANCHOR BOLT DETAIL	1	EA	1.00	1.00
8	ANCHOR BOLT DETAIL	1	EA	1.00	1.00
9	ANCHOR BOLT DETAIL	1	EA	1.00	1.00
10	ANCHOR BOLT DETAIL	1	EA	1.00	1.00
11	ANCHOR BOLT DETAIL	1	EA	1.00	1.00
12	ANCHOR BOLT DETAIL	1	EA	1.00	1.00
13	ANCHOR BOLT DETAIL	1	EA	1.00	1.00

- General Notes:
- Design is based on 115 mph, 3 second gust wind design per IBC 2018 - NU Edition, Category II, Exposure C.
 - Vertical Slab foundation is based on a presumptive soft lateral soil bearing pressure minimum of 150 psf per foot of depth. Isolated lateral bearing footings subject to short-term lateral loads and not adversely affected by a 1/2" motion at grade are permitted to be designed using twice the tabulated value of the corresponding soil class.
 - A soil report was not provided. Foundation analysis assumes Soil Classification 4. Allowable bearing pressure should be verified prior to placement of concrete. In the event that the stated requirements are not met and conditions appear deleterious, cease and secure excavation and immediately contact STEWART SIGNS.
 - Foundation shall not be placed at the top of, or on the side of a slope exceeding 3:1, or adjacent to a fill slope unless re-evaluated by a competent Professional Engineer. Do not place foundation in accordance with ASTM A305. Welding of concrete shall be mixed to obtain a minimum 28 day compressive strength of 3000 psi.
 - Steel reinforcing bars shall conform to ASTM A615, Grade 60 with deformations in accordance with ASTM A305. Welding of reinforcing bars is prohibited.
 - All voids between column base plate and foundation surface shall be completely filled with high-strength, non-shrink grout.
 - Anchor bolts shall meet ASTM F1554, Grade 36. Exposed surfaces shall be galvanized or coated to prevent corrosion.
 - Anchor bolt nuts shall be free from defects. Steel tube shall meet ASTM A500 Grade B with a minimum yield strength of 46000.
 - Steel reinforcing bars shall meet ASTM A615, Grade 60 with deformations in accordance with ASTM A305.
 - Steel welds shall be made with E70XX low hydrogen electrodes by persons qualified in accordance with AWS standards within the past two years.
 - All structural bolts shall conform to ASTM A307, and be zinc coated unless noted otherwise. When used with structural bolts, heavy hex nuts shall conform to ASTM A563 and washers shall conform to ASTM F436. Pretension all high strength bolts using the Turn-of-Nut method unless noted otherwise.
 - Insud N. Kashif, P.E. will not be responsible for the safety on this job site before, during or after installation and erection of this structure. It is the responsibility of the owners, contractors and installers to ensure that the installation and erection of this structure is performed using methods that are in full compliance with OSHA regulations.
 - Any deviation from this design or from any part of this drawing, including the General Notes, without prior written consent from Insud N. Kashif, P.E. voids this drawing in its entirety.
 - The structure designed on this drawing is intended to be installed at the address shown and should not be used at any other location.

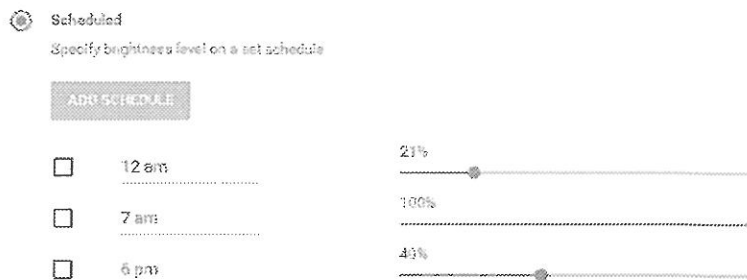
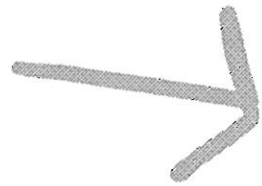
Brightness Settings

An important feature of your sign is the ability to adjust the LED display brightness to the appropriate levels. This will allow your sign to be seen during daylight hours, but not become too bright for nighttime use. You can access the Brightness Settings  for each of your displays within the Signs page.

By default, your sign is set to automatically adjust to the local light conditions. It does this by taking measurements from an attached light sensor, and calculating the optimal sign brightness. We recommend leaving your sign on this automatic brightness setting whenever possible. However, it may be necessary to change it depending on zoning requirements or conditions specific to your location.



The next brightness option is to set a daily schedule. By selecting this option and clicking Add Schedule, you can set the time and level of desired brightness. As many schedules as necessary can be added to this brightness setting. Schedules can also be removed if no longer needed. At the designated times, your sign will adjust its brightness to your specified value.



The last brightness option is to set a manual value that will not change over time. As with scheduled brightness, this value is set as a percentage. Please note that with both the Scheduled and Manual brightness settings, there will still be a faint message visible at the lowest levels of brightness. To turn your sign's display off completely at certain times, see the Play Schedule section below.



Once you've made your selections, click Save to send your new brightness settings to the sign. It may take a minute or two for your sign to update with the new settings.


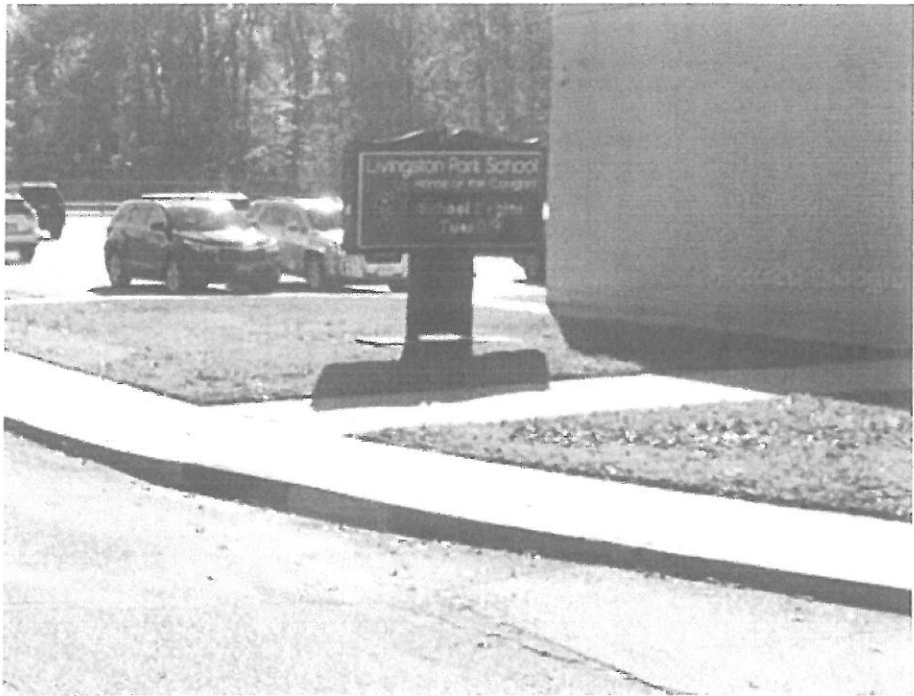
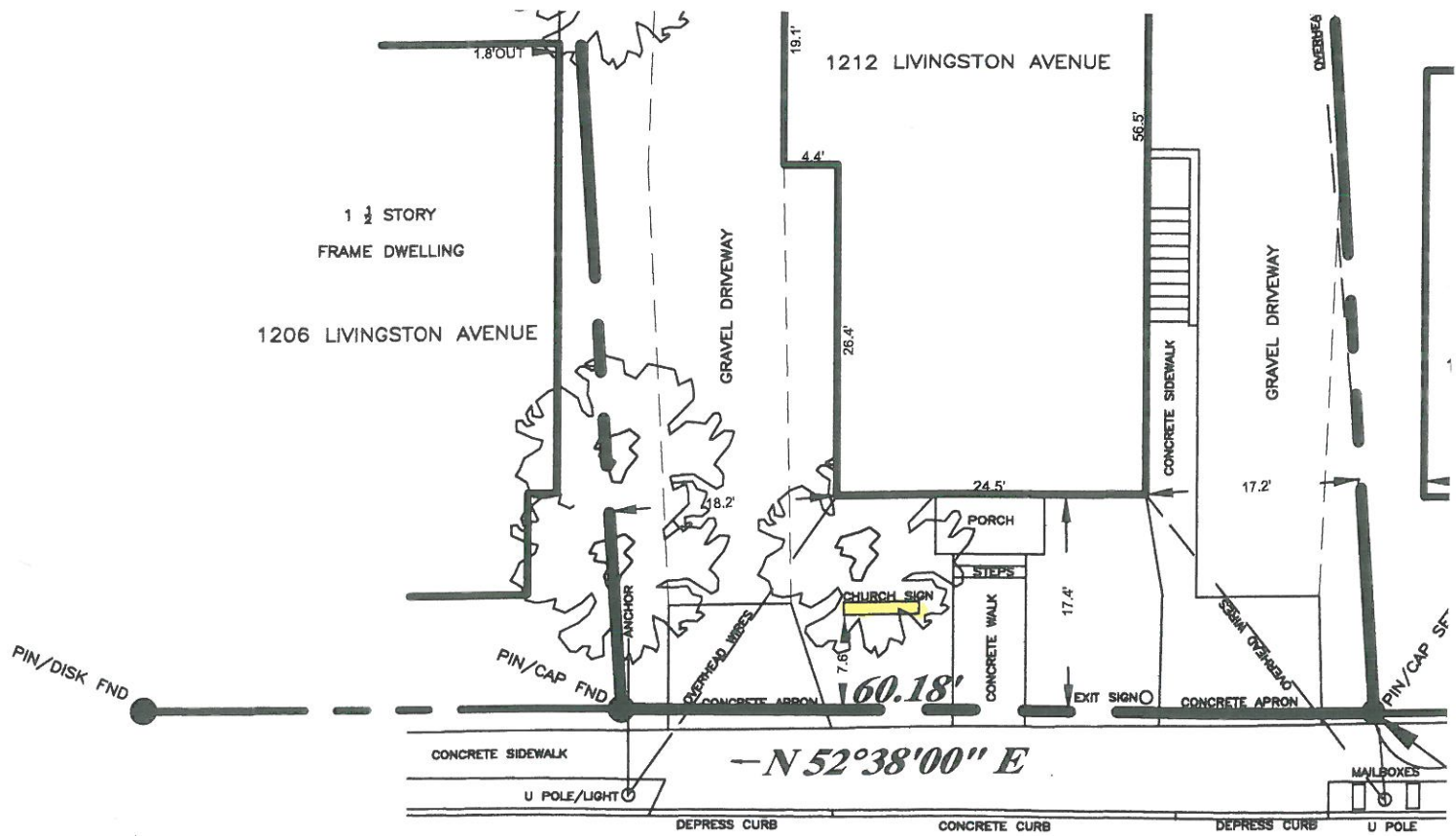
 *The "Automatic" selection uses an ambient light sensor to determine the sign brightness. This selection will automatically brighten the sign during the day to compete with the sun, and dim it for evening and night-time use.*

Exhibit D

Photo of Current Livingston Park School
LED Sign





LIVINGSTON AVE

(ALSO KNOWN AS STATE ROUTE

(VARIABLE WIDTH RIGHT OF WAY PER TAX M

GRAPHIC SCALE



SCALE IN FEET
SCALE : 1" = 15'

AREA:
0