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## **Statement of Applicant Intent and Relief Requested**

**Re: 1320 Route 23 LLC  
1320 Route 23  
Block 1400 / Lot 27**

1320 Route 23 LLC (“Applicant”) has filed an application with the Township of Wayne Planning Board requesting Minor Site Plan approval and bulk variance relief in order to replace an existing sign board with a new and larger sign board with the address of the building at the top and larger signage bands for the tenants. The existing use of the property is a two-story brick commercial building, and the commercial uses within the building will not be changed as a result of this application.

The subject property is located in the HC – Highway Commercial District and the uses proposed are permitted in the zone. Note that the building at the subject property is currently occupied by 7 tenants but it is the intention of the applicant to further subdivide the tenant space on the second floor in the future which would bring the total number of tenant spaces after the construction to 10 tenant spaces. Considering the intention to increase the number of tenant spaces in the near future the Applicant is requesting that the proposed freestanding sign have 10 sign slats in anticipation of the possible future additional tenants.

In order to improve and use the subject property as proposed, the Applicant is requesting minor site plan approval as well as the following variance relief:

- Class C Bulk Variance for maximum permitted sign size and type, where a maximum sign size of (32 square feet and maximum height of 6 feet for 1-5 stores are permitted), (a maximum sign size of 96 square feet and maximum height of 12 feet for 6-9 stores are permitted), and (a maximum sign size of 200 square feet and maximum height of 25 feet for 10 or more stores are permitted) in the Highway Commercial District pursuant to Township of Wayne Zoning Requirements §134-68.3(a)(2) and a freestanding sign with a total area of 180 square feet and a height of 18 feet for the tenant spaces is proposed.

The Applicant hereby request the above listed variance relief in addition to any and all variances or waivers that the Township of Wayne Planning Board deems necessary for approval of the application.

**Dated: August 7, 2023**