



Berkeley Heights Township
 29 Park Ave
 Berkeley Heights, NJ 07922
 908-464-2700, 2115

Date Issued: _____
 Application Number: ZA-20-287
 Application Date: 6/30/2020
 Project Number: _____
 Permit Number: _____
 Fee: \$0.00

Zoning Permit

Worksite: **528 SPRINGFIELD AVE**
 Location: **Berkeley Heights Township, NJ**

Block: 612
 Lot: 4
 Qualifier: _____

Zone: DD

Owner: **528 Springfield Ave., LLC**
 Address: **10 Scyamore Dr.**
Chatham, NJ 07928

Applicant: **528 Springfield Ave., LLC**
 Address: **10 Scyamore Dr.**
Chatham, NJ 07928

Application Approved Date: _____

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Use is: Downtown Development Site Plan comments to Planning Bd.

Nonconforming Use is: _____

Work Description:

Site Plan comments - - Bake + Batch

1. The Board should consider requiring an easement be established where the proposed Bench location is shown on sheet L-1 of plan prepared by The Todd Group. A 6' x 3' bench location area is shown on the subject lot. The bench by itself takes up the entire waiting area. A larger bus stop waiting area outside of the public sidewalk would function better. By removing proposed plant material, incorporating the trash receptacles with the seating area on some type of hard surface standing area would create a more accommodating space for bus stop users. The area should be redesigned to function better and create a more visual environment.

2. Section 5.9.6 - High Altitude

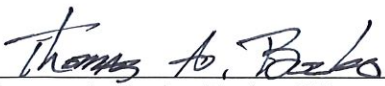
No sign shall be placed on the second or higher story of any building.

A variance is needed to place the "bakery" sign in its proposed location. Sign details are not provided, sizes as they related to conformance with allowed square footage and design standards relative to Part 19 Design Standards need to be shown on the plans.

Note: Most applicants convey their plans will conform to the ordinance standards, however after site plan approvals, if granted, the signs fall to the way side. It is very important that location, font type, color, square footage, illumination, number of, material etc. are part of the site plan approval, if granted.

Upon review it was determined that the Zoning Permit:

- Permitted by Ordinance
- Permitted by Variance approved on: _____
- Valid Nonconforming Use is established by
 - Zoning Board of Adjustment
 - Zoning Officer



 Thomas A. Bocko, Zoning Officer

6/30/2020

 Date