

**To:** Borough of Madison TCC

**From:** Susan G. Blickstein, AICP/PP, PhD

**Re:** Preliminary & Final Site Plan with Variances  
234 Main Street/Betz's Auto Repairs, LLC  
Block 22206, Lot 1 (CC District)  
P20-001

**Date:** February 11, 2020

**Summary:** The subject site, previously Betz's Getty gas station, contains a single-story building with approximately 1,547 square feet with three auto repair bays. The Applicant is seeking preliminary and final site plan approval with variances for existing on-site signage. No physical alterations are proposed to the site or building as part of this application and the existing freestanding sign is an improvement relative to the prior freestanding Getty sign. Variances for signage include: sign area, freestanding sign height, and freestanding sign setbacks.

**Information Submitted/Reviewed:** We have received and reviewed the following information provided by the applicant:

1. Borough of Madison Application for Development dated 1/31/2020, with Rider.
2. Checklists A, C and D, dated 12/27/19.
3. Certification in Lieu of Oath regarding survey, dated 12/27/19.
4. Owner's consent dated 12/27/19.
5. Borough of Madison Technical Escrow Review Agreement dated 12/27/19.
6. Permission to Enter Property.
7. Draft public notices.
8. Certification of taxes paid dated 12/6/19.
9. 200' List dated 1/30/20.
10. Site Plan drawing prepared by ABC Surveys, LLC, consisting of one (1) sheet dated 12/11/19 (contains site photos; existing conditions based on survey by Benjamin and Wizorek, Inc. dated 2/1/17 and field verified by ABC Surveys, LLC on 10/23/19).
11. Prior zoning permit, sign permit applications and documentation.

**Completeness:** The application was deemed complete by the Board Land Use Administrator on January 31, 2020. The Applicant has requested submission waivers, including: existing floor plans, lighting plan, circulation/traffic plan, building elevations, and various details on Checklist D that can only be perfected upon approval. Given the minor nature of the application, these waivers appear reasonable and the application is scheduled for the March 3<sup>rd</sup> TCC Meeting.

**Zoning:** The building is located in the CC District where freestanding signs are allowed, provided height, area and setback standards are met. The following relief is required:

- Maximum freestanding sign area = 6 square feet vs. 17.6 square feet.

- Maximum freestanding height = 4 feet vs. 6.6 feet.
- Minimum freestanding sign setback to street ROW = 10 feet vs. 4.4 feet (Station Road ROW) and 5.9 feet (Main Street ROW).



Source: Google Maps Streetview. Accessed 10 February 2020.

**Comments:**

1. The Applicant should confirm that no new building signage or canopy signage is proposed.
2. Planning testimony addressing the variance criteria should be provided.

cc: Frances Boardman, Board Secretary to distribute to TCC members, Applicant, and Applicant's Attorney.