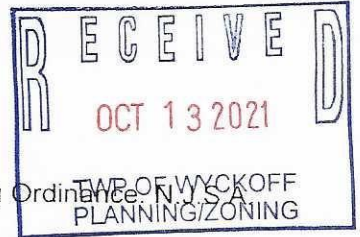


TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY



APPLICATION IS HEREBY MADE FOR:

- Appeal from Building Officer based on or made in the enforcement of the Zoning Ordinance N.J.S.A. 40:55D-70a
- Zoning map interpretation N.J.S.A. 40:55D-70b
- Hardship variance N.J.S.A. 40:55-70c-1
- Flexible variance N.J.S.A. 40:55-70c-2
- Variance for use or principal structure N.J.S.A. 40:55D-70d-1
- Expansion of a nonconforming use N.J.S.A. 40:55D-70d-2
- Deviation from standard of conditional use N.J.S.A. 40:55-70d-3

EMAIL ADDRESS OF PERSON
WHO COMPLETED APPLICATION

PROPERTY HISTORY:

A. Owner: John + Judy Sahid Family Investments
Address: 9272 E. Vercada Solana Drive, Scottsdale AZ 85255
Telephone: 602-695-3515
Applicant name (if other than owner): Wyckoff Cycle, LLC
Address: 398 Franklin Ave Wyckoff NJ 07481
Telephone: 201-280-0650

B. Property Description:

Location: 398 Franklin Ave
Zoning district: B-7 Block: 250 Lot: 1
Existing use of building or premises: Retail Store / Mixed use - apartments above stores

C. Type of variance requested: Request for an additional sign to replace original sign

D. The variance requested is for the purpose of: Please see attached letter.

E. Does the attached survey reflect the property as it presently exists? Yes _____ No _____
If no, explain _____

F. Is the property sewered or septic? Sewer Locate on survey.

G. Is this request connected with the simultaneous approval of another application before a Township board?
Yes _____ No X
If yes, explain _____

H. Have there been any previous applications before a Township board involving the premises: Yes ___ No ___
If yes, state the date and disposition: UNKNOWN

I. If this application is for an appeal of a decision of the Building Officer or a zoning map interpretation, explain the appeal or question:
yes - Please see attached letter

K. OTHER REQUIREMENTS

1. PARKING: Spaces required N/A provided _____
Actual area to be utilized (each floor): _____

Comments: _____

Buffer required _____

Buffer provided _____

Comments: _____

2. SIGN: (Also fill out separate Application for Sign Construction Permit) - see attached design

Dimensions: 1'-5" x 7'-10"

Height: 1'-5"

Location: Above 396 Franklin Ave - See picture

Lighting: Existing lights

Setbacks: N/A

3. FENCE:

Height: N/A

Style: _____

Location: _____

IF APPLICATION IS FOR A HARDSHIP OR FLEXIBLE VARIANCE, COMPLETE SECTION L

L. 1. How will the benefits of the proposed application outweigh any detriments? _____

2. What are the exceptional circumstances or conditions applicable to the property involved or to the intended use of development of the property that do not apply generally to other properties in the same zone or neighborhood?

3. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variances or eliminate such?

4. State how the proposed variance:

a. Will not cause substantial detriment to the public good _____

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance _____

IF APPLICATION IS FOR A USE VARIANCE, COMPLETE SECTION M.

M. 1. Explain how the proposed use can be granted without substantial detriment to the public good or how the proposed use would tend to minimize the discordant effect of the use, be less harmful to adjacent properties or tend to bring the use into closer conformity with the zoning ordinance.

2. Explain how the proposed use can be granted without substantially impairing the intent and purpose of the zoning plan and the zoning ordinance.

3. List any "special reasons" related to the request.

4. List any "hardship" related to the nature of the land and/or the neighborhood which presents reasonable utilization of the property for any permitted use.

N. Itemize material accompanying application:

<u>Item</u>	<u>Number submitted</u>
1. Narrative	A-1
2. Proposed Sign Picture	A-2
3. Proposed Sign Blueprint	A-3
4. Existing Signs - Picture	A-4
5. Original Sign Picture	A-5
6. Empty Space	A-6

Signature of Applicant:

J. D. A. member - Wydriff Cycle, LLC

Signature of Owner(s):

Date of Application:

10/13/21

Wyckoff Cycle, LLC

A-1

398 Franklin Ave, Wyckoff, NJ 07481

October 13, 2021

Township of Wyckoff
ATTN: Zoning Board of Adjustment
340 Franklin Ave
Wyckoff, NJ 07481

RE: Zoning Board Application

Dear Zoning Board of Adjustment Members:

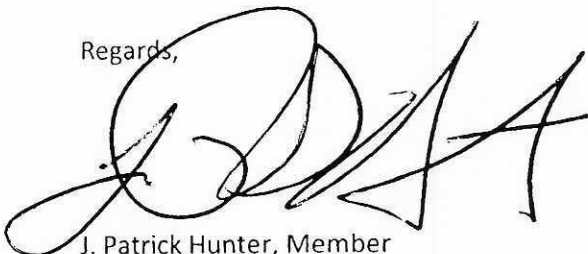
Wyckoff Cycle, LLC opened in 2010 at 396 Franklin Ave and installed one large fully conforming sign above the store front where the prior tenant had a similar sign. As business grew this year we were able to expand into the former Aldor's Cabinet space next door and join the two retail spaces. We replaced the three existing Aldor's signs with our own however were advised per Township Code we could not reinstall our original sign above our original space as it would be considered a 4th sign (Aldor's had three pre-existing non-conforming signs which we were permitted to replace). Historically speaking Aldor's once also occupied both spaces and had four signs as well which we are seeking to replicate.

Since the building is multidimensional our Wyckoff Cycle sign is not visible for motorists driving toward Franklin Lakes on Franklin Ave and we are respectfully requesting variance relief to install a new sign where our original sign was originally. In an effort to reduce the overall square footage of sign coverage on the building we are proposing to order a new smaller hand carved gold leaf sign that is substantially smaller than our original sign, the new proposed sign would, if approved, match our other new signs.

Due to the multi-angled façade of the building and the historical precedent set by Aldor's who previously occupied both stores with four signs we respectfully request a favorable vote for variance relief.

Thank you for your time and consideration.

Regards,



J. Patrick Hunter, Member
Wyckoff Cycle, LLC

maurpen

Pa \$30 CK# 2468 9/24/21

Fee \$30

TOWNSHIP OF WYCKOFF
APPLICATION FOR SIGN CONSTRUCTION PERMIT

Date 9/24/21

Block 250 Lot 1 Zone B-1

APPLICATION IS MADE FOR A PERMIT TO:

- Erect a Sign
- Enlarge a Sign
- Relocate a Sign

A. Applicant: Wyckoff Cycle, LLC

Address: 398 Franklin Ave, Wyckoff NJ 07481

Cell Phone: 280-0650 Cell# Fax#

B. Owner of Property: John + Judy Schmid Family Investments
(if other than applicant: if same, write "Same")

Address: 9272 E Vereda Solana Drive Scottsdale AZ

Phone: Cell# 602-695-3515 Fax# 85255

C. Property Street Address 398 Franklin Ave

D. Description of Proposed Sign:

(1) Is sign to be on exterior of building? Yes No
Front? Side? Roof? Other?

(2) (a) Is sign to be lighted? Yes No If "Yes", attach lighting plan
Showing all existing and proposed lighting; the location of light(s); area
affected; direction of illumination and lumen power. low

(b) Hours of illumination of sign: On at: 8 pm Off at: 12:00 am

(c) Does sign have enclosed built-in source of lighting through translucent face,
letter or panel? Yes: No:

(d) Is sign illuminated by intermittent or varying intensity of color or by channel
Or open neon? Yes: No:

(3) Square footage of sign Height: 1-5 Width: 7-10

E. Does sign advertise sale or rental or lease of real estate?
Yes: No:

F. Is sign to be attached to wall of property? Yes: No:
If ground sign, will it be set back at least 25 ft. from pavement or curb of street?
Yes: No:

G. Is sign Temporary? If so, how many days?
Permanent?

H. If sign is in a B-1 or B-3 Zone, is the lot size more than 10,000 sq. ft.
Yes: _____ No: _____

I. Identify the use or activity which the proposed sign advertises or identifies:
Business: _____ Professional Office _____ Industrial _____
Shopping Center _____ Other _____

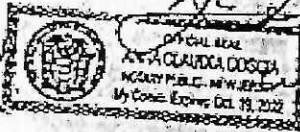
**ATTACH A DRAWING OR PHOTO OF PROPOSED SIGN
SIGNS IN BUSINESS AND INDUSTRIAL ZONES ARE SUBJECT TO SITE PLAN
APPROVAL BY WYCKOFF PLANNING BOARD**

AFFIDAVIT OF APPLICANT

State of New Jersey, County of Bergen
John R. Sabid of full age, being duly sworn according to law
disposes and says:

1. I am the applicant or an authorized agent of the applicant in the foregoing application.
2. The statements and information given in the application are true.
3. The requirements and limitations concerning the erection, enlargement and/or relocation of the above sign(s) as set forth in the applicable ordinances, codes and regulations of the Township of Wyckoff, which have been made known to me shall be observed and conformed to at all times.

Sworn and subscribed to before me
This 24 day of September 2012



Anna Claudia Dosca
Notary Public of New Jersey

CONSENT OF OWNER OR LESSOR

The undersigned Owner or Lessor of the above premises hereby consents to the installation of the sign(s) described above, subject to the approval of the Zoning Administrator/Planning Board.

John R. Sabid John R. Sabid
(Print full name) (Sign full name)

Action of Zoning Administrator
Date Permit Issued: 9/13/12
Zoning Administrator (Date)

Action of Planning Board
Approved _____ Denied X
Planning Coordinator (date)

*Planning Board approval needed only if variance is required or if property is either in the Business or Industrial zones.

NEON SIGNS ARE NOT PERMITTED IN THE TOWNSHIP OF WYCKOFF

4 TH SIGN FOR BUSINESS
15. 3 PRE-EXISTING NOW CONFORMING

Proposed Sign - A-2



V-CARVED COLONIAL SIGN A-3
15LB. 1-1/2" THICK URETHANE SIGN BOARD SUBSTRATE
BACKED WITH 1/2" PVC BOARD (FOR RIGIDITY AND ATTACHMENT)
BURGUNDY COLOR WITH 23K GOLD LEAF LETTERS

