

RESOLUTION NO. 2014-11

**RESOLUTION OF THE ELK TOWNSHIP COMBINED LAND USE GRANTING
PRELIMINARY AND FINAL MINOR SITE PLAN APPROVAL AND A D(3) VARIANCE
TO PERMIT THE CONSTRUCTION OF A TEMPORARY SALES OFFICE ON BLOCK
29 LOT 24 TO SERVE THE SUBDIVISION COMMONLY KNOWN AS AURA I**

WHEREAS, Aura Development Group, LLC with address 1010 Kings Highway South, Cherry Hill NJ with the assistance of its attorney Vincent D'Elia, Esq. has filed an application with the Elk Township Planning Board for Minor Site Plan approval for the construction of a temporary sales office to service the development now known as Aura I and a variance to permit site signage which exceeds the ordinance requirements and deviate from the conditions attached to this permitted use and

WHEREAS, This Development received Preliminary Major Subdivision Approval in October of 2004 memorialized by Resolution 2004-26 and Final subdivision approval in October of 2006 memorialized by Resolution 2006-32 for a project known as The Grande at Elk. In March of 2011 the Applicant received approval to convert the development from an age restricted development to a non restricted development under the Conversion Law NJSA 45:22A-46.3 et seq. which approval was memorialized by Resolution 2011-13; and

WHEREAS, The Applicant is now proceeding with this development project now known as Aura I and has submitted the following documents for review by the Board:

- a. Land development application dated January 17, 2014 and supporting documents
- b. Letter from Rosie Wolk, PE of Consulting engineer services dated April 24, 2014 responding to review comments
- c. Application narrative for Aura Phase I dated January 16, 2014
- d. Tax Certifications dated January 24, 2014
- e. Temporary sales trailer plan prepared by Henry Haley PE dated December 5, 2013 and revised April 22, 2014
- f. Photos of sample trailers
- g. Copy of Resolution 2011-13
- h. Letter from Michael Canuso requesting reactivation of application
- i. Floor plan of sales office

WHEREAS, The Applicant has received submission waivers for the following checklist items: 8, 13, 29, 33, 38, 39, 58, 59, 64, 66, 67, 71, 74 and 75; has complied with all of the requirements to bring this application before the Board and was deemed complete at a meeting of this Board on May 21, 2014; and

WHEREAS, the Applicant has appeared at public hearing on May 21, 2014 upon proper notice and presented evidence to the Board serving in its capacity as a Board of Adjustment; and

WHEREAS, the Board carefully considered the report of its Engineer, Mr. Stanley

Bitgood, P.E., C.M.E., dated May 8, 2014, its Planner, Leah Furey Bruder, PP; AICP dated May 5, 2014 and the comments of the public; and

WHEREAS, after carefully considering the evidence presented by the Applicant in support of this application, the advice of the professionals and the public comments, the Board has made the following findings of fact, and reached the following conclusions of law:

1. Sales trailers are conditionally permitted uses in the residential zoning districts. This parcel is zoned RE Rural Environmental Residential and the application can comply with the conditions attached to the use with the exception of the conditions regarding signage. As a result, a D(3) use variance is required.

2. The application meets the definition of a minor site plan. The Applicant has testified that there has been no change in ownership or site conditions since the submission of the major subdivision plans for the project that will be served by the sales trailer.

3. The Applicant proposes to construct a 60' x 12' temporary sales trailer to serve the Aura I development fronting upon Richwood Aura Road (county route 667). The sales trailer is to be used only for the sale of the residential home sites within the residential development known as Aura I located within Elk Township, and for no other sales.

4. Nine parking spaces are proposed to serve the office with one of the spaces designated for handicap parking which will meet ADA requirements. The Applicant shall comply with the parking design requirements set forth in Ordinance section 96-79.D(6)(b). The parking lot will be stone.

5. Two signs are proposed which exceed that permitted by Ordinance. The larger sign will be 32 square feet in area with a height no greater than 10 feet. The Township ordinance permits a sign with an area of 6 square feet and a maximum height of 4 feet. The sign will be placed out of the right of way on Richwood Aura Road and will identify the builder, the sale of single family homes and the phone number to contact. This information exceeds that permitted by ordinance. The sign material is wood and will be painted with vinyl graphics with printing on both faces of the sign. A second sign will be 8 square feet in area and will be placed in front of the sales office with hours of operation. The signage must be temporary in conformance with the ordinance requirements.

6. The Applicant explained the additional signage will allow for a better marketing effect and will allow the site to be easily identified as the sales office, thereby minimizing unnecessary traffic through the development. The Applicant testified that the increase size of the sign is needed because of the speed limit on the county roadway and to insure traffic safety by making it visible to passing motorists. The Board found that the temporary nature of the improvement and the benefits derived were unique to this stage of the development project and the Board was satisfied that the Applicant had met the positive criteria required by Statute. The Board found that this particular variance would not impair the intent or purpose of the zoning ordinances or be a substantial detriment to the public welfare. The Board finds that the site continues to be appropriate for the proposed use despite the fact that the proposal deviates from the conditions

imposed on the use and the conditions attached to this approval accommodate any problems resulting from these deviations. The Board granted the variance.

7. The Applicant is advised that the Temporary sales trailer shall be removed no later than 1 year after the sales trailer is constructed. Once the temporary sales office shall be removed and the lot shall be restored. The Applicant testified that the lot will ultimately be developed with a single family home. The Applicant shall restore the site consistent with the approved subdivision plan.

8. The Applicant shall comply with the conditions set forth in Township Ordinance 96-79D(1) through 96-79D(7) with the exception of the modifications of the signage requirements set forth herein.

9. Trash and recyclables will be removed from the site by the staff. There will be no dumpster on site. Should a dumpster be required the applicant shall submit a design for an enclosure to shield the dumpster from view and landscaping shall be added as may be deemed necessary by the Board professionals.

10. The Applicant has provided foundation plantings along the office facing Richwood Aura Road. It shows a minimum of 15 shrubs used as foundation plantings and 6 evergreen shrubs around the signage along the street. The Board Planner has reviewed the landscaping design and is satisfied with the proposal.

11. The Elk Township Police Chief, has reviewed the site plan and does not anticipate any problems. The Applicant is advised to have the site alarmed for fire or break in and register the site with the County Fire Marshall.

12. The Applicant represented that electric will be provided by a utility pole, and sanitary septic will be provided through a porta potty inside the trailer. There will be a 300 gallon water tank inside the trailer and potable water will be provided by a portable water cooler.

13. The Applicant testified that lighting will be provided through wall mounted box lighting, which will provide lighting for both security and parking. The lighting will be on motion sensors and the Board engineer has opined that in his opinion the proposed lighting is adequate. The lighting of the signage will be canned or shielded to prevent glare and direct visibility of lenses from roadways.

14. The site will be graded for construction of a residential home, and grading information will be provided to the Board Engineer and will be satisfactory to him. The Engineer shall ensure compliance with requisite maximum slope limitations.

15. The Applicant agreed to comply with the comments set forth in the review letters of the Board Professionals and the representations made by the Applicant. All plan revisions will be to the satisfaction of the Board Engineer.

16. The Applicant must receive the approval of the Gloucester County Planning Board for the site plan and all interested state, County and municipal agencies, and said approvals must be final and non-appealable.

17. The Applicant will pay all outstanding review fees and escrows within seven days of notice that amounts are due.

NOW, THEREFORE, be it resolved by the Planning Board of the Township of Elk serving in its capacity as a Board of Adjustment that the application of Aura Development, LLC for Minor Site Plan and D (3) variance approvals for a temporary sales trailer on Block 29 Lot 24 is **GRANTED** subject to the conditions set forth above.

Voting in favor: Afflerbach, Hughes, McCreery, McKeever, Shoultz, White, Goss

ATTEST

ELK TOWNSHIP PLANNING BOARD

By: 
Anna Foley, Secretary

By: 
Jeanne White, Chairperson

Certification

The undersigned, Secretary of the Planning Board of Elk Township, hereby certifies that the above is a true copy of a resolution adopted by said Board on the 20th day of August, 2014, memorializing its decision of May 21, 2014.


Anna Foley, Secretary

39-14-01

RE COPY



FEDERICI & AKIN, P.A.
CONSULTING ENGINEERS

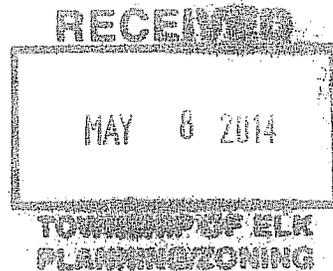
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307 Greentree Road
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May 8, 2014
File# 14023

Township of Elk
Planning/Zoning Board
680 Whig Lane Road
Monroeville, NJ 08343



Re: Aura LLC, Sales Trailer Site Plan & Aura Signage
Block 29, Lot 24 Richwood Aura Road – review 2

Dear Chairman White and Members of the Board

I have received the following items for review of the Temporary Sales Trailer Plan and the associated signage application:

Temporary Sales Trailer Plan, by C.E.S. 12/05/13	rev.	4/22/14
Letter from Michael Canuso, requesting re-activation of the application		4/24/14
Letter from C.E.S. addressing prior comments w/att. Photos & floor plan		4/24/14

Completeness:

The application does not include the following items. The applicant requests waivers for some as indicated:

No.	Description	Status
13.	Metes & Bounds descriptions & lot surveys.	
29.	Environmental Impact Statement.	Requested.
33.	COAH documentation & contribution	Requested.
38.	Site Photos	Requested.
39.	Side Yards & set backs. (side distance not shown)	
58.	Soil Erosion & Sediment Control Plan	
59.	Soil Borings	Requested.
64.	Hydraulic Drainage Calculations	

The above items except item 58 can all be waived upon confirmation (testimony) that no changes

in ownership, or site conditions have occurred since submission of the Major Subdivision Plans for which the sales trailer is proposed.

Item 58 can be a condition of approval, and could be satisfied by a Soil Erosion & Sediment Control Plan, for this specific site plan, or by inclusion of the site plan disturbances in the Soil Erosion & Sediment Control plans for the major subdivision.

Site Plan & Signage:

I offer the following comments on the Site Plan & Signage Application: (numbering from my prior review letter) *Feb 11, 2014 - J. H. Jones*

1. Elk Code Ss 96-60 addresses sign requirements.
 - A. Satisfied. Locations of signs comply with the ordinance.
 - B. Partially satisfied. The Engineer's letter indicates that the trailer and signs will be removed within 1 year.
 - 1) The applicant should provide testimony on the schedule for construction of the development sign and Orchard Boulevard, and restoration of the trailer site to the proposed landscape conditions required for the subdivision.
 - C. Satisfied. Illumination is shown on the plans with motion sensor notes and is adequate. Prior testimony confirmed that all sign illumination will be shielded as needed to prevent glare and direct visibility of lenses from roadways.
2. Satisfied. The address has been added to the base of the larger sign.
3. Ss 96-60E The proposed sign panel sizes are 4ft x 8ft and 2.5 ft x 3ft. Neither the type or sizes of these signs is permitted in the residential zone.
 - A. A variance is needed for both the sizes and type of signs within the residential zone. While the ordinance does not list temporary residential development sales signs as permitted, it does imply that such signs may exist on a temporary basis at 7(j).
 - B. The proposed sizes, 32 sf and 7.5 sf per side are comparable to the sizes permitted for other uses and appear to provide lettering that will be visible at or near the stopping distances for vehicles traveling on Aura-Richwood Road.
4. The code also requires landscaping around the base of signs and that sign style should be consistent within developments. Signs should be subordinate features relative to the principal structure.

- A. In this case, the sales sign should be dominant as easily read sales signs are critical to drivers having the time to detect and react and to enter the sales site with safe movements.
 - B. Satisfied. The plans have been revised to show evergreen shrub landscaping around the base of the signs that will compliment and not obscure the signs.
5. Satisfied. The proposed signs include letter heights that are appropriate for visibility of the development and are unlikely to distract drivers or others.

Recommendations:

Local bench marks should be shown on the final plan for use during construction.

Upon the Board hearing satisfactory testimony by the Applicant regarding the schedule for restoration, I recommend approval of the proposed site plan and signs for installation with the proposed sales site improvements.

Very truly yours,

Stan M. Bitgood

Stan M. Bitgood, P.E., C.M.E.

Email copies:

Joan Adams, Esq. Board Attorney
Anna Foley, Planning/Zoning Secretary
Lea Furey Bruder, Board Planner
Michael Canuso, Applicant
Henry Haley, P.E., P.P., C.E. S. Inc. Applicant's Engineer

SP-14-01.

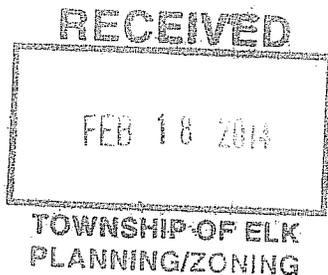


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February 11, 2014
File# 14023

Township of Elk
Planning/Zoning Board
680 Whig Lane Road
Monroeville, NJ 08343

**Re: Aura LLC, Signage for Sales Trailer
Block 29, Lot 24 Richwood Aura Road**

Dear Chairman Nicholson and Members of the Board

I have received the following items for review of the Temporary Sales Trailer Plan and the associated signage application:

- Temporary Sales Trailer Plan, by C.E.S. dates 12/05/13
- Email from Robert Bower, Aura LLC to the Township requesting to table the site plan application and to proceed with the signage only.

I offer the following comments on the Signage Application:

1. Elk Code Ss 96-60 addresses sign requirements.
 - A. The proposed signs are greater than 50 feet from the proposed right of way intersection and over 100 feet from other signs. They are shown outside the front yard setback and appropriate sight triangles. The proposed locations are therefore satisfactory.
 - B. The applicant should provide testimony on the schedule for construction of the development sign and Orchard Boulevard and should confirm that the temporary sales trailer and signs will be removed within one year and upon completion of the development sign.
 - C. No illumination is shown on the plans other than trailer mounted flood lights. Testimony should be provided regarding the operation of the flood lights. It is

recommended that the flood lights be timed to comply with the above requirement, and that if desired, motion sensors could provide illumination after hours that would be limited to 5 minutes upon activation of the motion sensor.

2. Ss 96-60D(13) requires that the address of the site be prominently included on the signs.
 - A. Neither of the proposed signs complies with this requirement. It is recommended that the one or both of the signs have the street address number included with numerals not less than 4 inches in height.
3. Ss 96-60E The proposed sign panel sizes are 4ft x 8ft and 2.5 ft x 3ft. Neither the type or sizes of these signs is permitted in the residential zone.
 - A. A variance is needed for both the sizes and type of signs within the residential zone. While the ordinance does not list temporary residential development sales signs as permitted, it does imply that such signs will may exist on a temporary basis at 7(j).
 - B. The proposed sizes, 32 sf and 7.5 sf per side are comparable to the sizes permitted for other uses and appear to provide lettering that will be visible at or near the stopping distances for vehicles traveling on Aura-Richwood Road.
4. The code also requires landscaping around the base of signs and that sign style should be consistent within developments. Signs should be subordinate features relative to the principal structure.
 - A. In this case, the sales sign should be dominant as easily read sales signs are critical to drivers having the time to detect and react and to enter the sales site with safe movements.
 - B. The plans should show evergreen shrub landscaping around the base of the signs that will compliment and not obscure the signs. The proposed color scheme and lettering sizes should be shown on the construction plans. Otherwise the proposed signs appear to be consistent with the township Code.
5. The standard letter height for directional signs is a letter size of two inches plus one additional inch for each 25 feet of viewing distance.
 - A. The 96 inch panel height with 7 primary lines of text will provide text heights between 6 and 10 inches. Thus the community name should be readable at or near the stopping sight distances on Aura-Richwood Road.
 - B. The proposed signs appear to be typical of sales trailer signs within Elk and surrounding communities. The size and style are appropriate for visibility of the development and are unlikely to distract drivers or others.

Recommendations:

Upon the Board hearing satisfactory testimony by the Applicant regarding the illumination, landscaping, and timing issues mentioned above, I recommend approval of the proposed signs for installation with the proposed sales site improvements.

Note however, that the Applicant has requested that the sales trailer site plan be tabled. The proposed signs do not provide phone numbers or the address of an alternative sales site, e.g. the suggested sales office in Glassboro. I recommend that the Applicant submit sign details that would work with the offsite sales facility, if the applicant intends to proceed with that approach.

Very truly yours,

Stan M. Bitgood

Stan M. Bitgood, P.E., C.M.E.

Email copies:

Joan Adams, Esq. Board Attorney

Anna Foley, Planning/Zoning Secretary

Lea Furey Bruder, Board Planner

John Canuso, Sr. Applicant

Henry Haley, P.E., P.P., C.E. S. Inc. Applicant's Engineer



May 5, 2014

Elk Township Planning/Zoning Board
680 Whig Lane
Monroeville, NJ 08343

RECEIVED

RECEIVED
MAY 7 2014
TOWNSHIP OF ELK
PLANNING/ZONING

Attn: Anna Foley, Board Secretary

Re: Aura Development Group, LLC
Minor Site Plan and Conditional Use D(3) Variance for Sales Trailer
Block 29, Lots 16, 17, 17.02, 20, and 24
Richwood-Aura Road
RE Rural Environmental Zoning District
Elk Township SP-14-01
Bach Associates Proj. # ET2014-1

Dear Chairperson and Members of the Board;

We have received the minor site plan application for a sales trailer at the approved Aura I subdivision (formerly Grande at Elk), submitted by Aura Development Group, LLC. The applicant proposes to construct a 720 square foot temporary sales trailer and associated parking area along Richwood-Aura Road. The sales trailer would be located in an area that will eventually be part of the landscaped buffer between the roadway and the residential units.

Site Overview

The applicant initially received preliminary subdivision approval for a 318 unit age-restricted residential community in October 2004, received final subdivision approval in August 2006, and received a four year extension of the approval in August 2007 (extension to October 18, 2012) for the development that had been known as "The Grande at Elk". In March 2011 the applicant received Planning Board approval to convert the approved development from an age-restricted residential community to a non-restricted development in accordance with N.J.S.A. 45:22A-46.3 through 46.16 (known as the "Conversion Law", signed into law in 2009).

The conversion application reduced the total number of housing units from 318 to 218 in order to ensure that the sewer capacity available will be sufficient to serve the development. Of the total 218 houses, 174 are for single family homes and 44 are for affordable townhomes (20% as required by the Conversion Law). The applicant has submitted revised compliance plans and has been working with the Planning Board's professionals to achieve resolution conformance for the "Aura I" development. In February 2014 the applicant received the Board's approval for signage for the development as well as alterations to the proposed phasing and roadway ownership.

The property is currently farmed and has frontage on Richwood Aura Road (C.R. 667) and Ewan-Aura Road (C.R. 623). Access to the development is only proposed from Richwood Aura Road. The site is within the RE Rural Environmental Residential district, and is surrounded to the south and west by other properties in the RE district, to the east by property in the R Rural Residential district and to the north across Raccoon Creek by properties in Glassboro Borough, which are being developed with age-restricted housing. Land to the south is currently farmed,

Version 1.0
3/20/14

but is the location of the proposed "Aura II" and "Latham Park" developments.

The purpose of this letter is to address the completeness of the application and to provide planning related comments and recommendations.

Submission Items

The applicant has submitted the following items in support of this application:

1. Land Development Application dated January 17, 2014, Affidavit of Applicant, Affidavit of Ownership, Escrow Agreement, Disclosure Statement. Letter from Michael Canuso dated April 24, 2014 requesting that the minor site plan portion of the application be "reactivated".
2. Letter from Rosie Wolk, PE of Consulting Engineer Services dated April 24, 2014 responding to previous review comments.
3. Application Narrative for "Aura-Phase I" prepared by Aura Development Group, LLC and dated January 16, 2014.
4. Tax Certifications dated January 24, 2014.
5. Temporary Sales Trailer Plan for Aura consisting of 2 sheets prepared by Henry J Haley, PE of Consulting Engineer Services dated December 5, 2013 and revised through April 22, 2014.
6. Typical photos of Ryan Homes Sales Trailer elevation, and floor plan.
7. Copy of Resolution No. 2011-13 for the Conversion Project.

Completeness

The applicant has submitted the land development checklist for the minor site plan application. The outstanding completeness items are listed below. The application may be scheduled for a hearing. The Planning Board will first consider the waiver requests, and if the waivers are granted the site plan application may be heard.

- #8 requires the applicant to submit copies of all applications to and certifications of all outside agency approvals. *The applicant has provided a list of the status of outside agency approvals. The proposed driveway is off of County Route 667. A copy of County Planning Board approval must be provided as a condition of minor site plan approval.*
- #29 requires the applicant to submit an Environmental Impact Statement in accordance with § 96-44. *The applicant requests a waiver. Given the nature of the application, a waiver is recommended.*
- #33 requires a statement of compliance with affordable housing requirements. *Given the nature of this application, a waiver is recommended.*
- #38 requires the applicant to submit site photographs. *These have not been submitted.*

Given the nature of this application, a waiver is recommended.

- #59 requires the applicant to provide the location of soil borings. *The applicant requests a waiver. Given the nature of the application, the Board's engineer has indicated he does not object.*
- #64 requires the applicant provide plans and designs for storm drainage facilities, including calculations. *The applicant has provided information about the direction of water flow and has provided a note regarding the restoration of grading. We defer to the Board Engineer for waiver recommendation.*
- #66 and 67 requires the applicant provide information regarding septic or sewer connection. *The applicant has included a note on the plan regarding a holding tank for the proposed trailer. We defer to the Board Engineer for further comment and waiver recommendation.*
- #71 requires the applicant to provide the location and details for solid waste and recycling. *The applicant indicates that there will not be any exterior trash containers and that trash will be disposed of off site by the sales people. A waiver will be recommended if the applicant agrees that no dumpsters will be placed on the site and if sufficient testimony is provided at the time of completeness hearing.*
- #74 requires the applicant to provide all stormwater items required by Chapter 86. *We defer to the Board Engineer for waiver recommendation.*
- #75 requires the applicant to submit a Utilities Plan. *The applicant has shown the temporary power connection and has provided notes regarding the water supply and sewer tank. We defer to the Board Engineer for further comment and recommendation.*

Sales Trailer Use

Temporary sales trailers are conditionally permitted in residential zoning districts in accordance with the requirements of section 96-79D of the Township Code. The sales trailer is considered a conditional accessory use to the construction of the residential subdivision. The sales office is only permitted during the period necessary for the sale of the lots in the residential subdivision being constructed at that location. It appears that all of the conditions except those related to the permitted temporary signage for the sales trailer will be satisfied. Since all of the conditions are not satisfied, a "D(3)" variance is required to permit a deviation from a standard pertaining to a conditional use.

Standard of Proof for "D(3)" Variances

Typically for "D" variances it is the applicant's obligation to present the "Positive" and "Negative" criteria to justify the variance. The applicant must prove to the satisfaction of the Board that there are "special reasons" for the Board to exercise its jurisdiction to grant the requested relief, demonstrating that the site is particularly suited to the proposed development and that the proposal will advance the purposes of Municipal Land Use Law and the Township's Master Plan and Zoning ordinances (POSITIVE). The applicant must also show that the variance can be granted without substantial detriment to the public good and that the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance (NEGATIVE).

The *Coventry Square* decision requires that for a deviation from conditions imposed on a conditional use the applicant must demonstrate: 1) that the site continues to be appropriate for the proposed use despite the fact that the proposal deviates from the conditions imposed on the use, and 2) that any problems that could be brought by the deviations from the standards and conditions can be accommodated by the site. Specifically the applicant should address the effect of the deviations on the surrounding properties and reconcile the deviations with the ordinance requirement that the conditions be met.

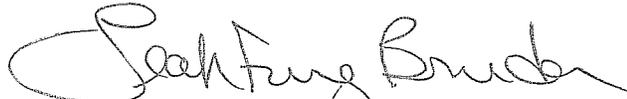
The following comments are provided for the Board's and the applicant's consideration:

1. **Overall.** The proposed sales office will have a temporary access off of Richwood Aura Road. It is recommended that once Orchard Boulevard is constructed that the sales office be relocated within the development off of the new residential street. The applicant should provide an overview of the intended use of the sales trailer office. Also the applicant has previously indicated that there will be more than one builder within the development. Will the builders share this sales trailer office or will additional sales offices be proposed in the future?
2. **Temporary Sales Office/Trailer Conditions.** The conditions are set forth in section 96-79D.
 - a. The sales trailer is situated within the residential subdivision and will only be utilized during the period necessary for the sale of the lots in the subdivision. The applicant indicates that the trailer and signage will be removed within one year of being constructed. Sales of homes in the development will surely go on longer than a year. The applicant should indicate whether the sales office will be relocated to a model home.
 - b. The applicant should confirm for the record that the proposal will comply with the conditions set forth in 96-79D(1) through (7), with the exception of (6)(i) related to signs which is detailed below.
3. **Trash and Recyclables.** The applicant indicates that trash and recyclables will be removed from the site by staff. Where will the trash and recyclables be taken? The applicant should agree as a condition of approval that a dumpster will not be placed on the site unless an enclosure is constructed and shown on the site plan.
4. **Parking.** Parking requirements are set forth in section 96-79.D(6)(b). One parking space per salesperson plus a minimum of five additional spaces are required. The applicant proposes a total of nine (9) parking spaces (one handicapped) in a stone parking lot. The handicap space will be paved to meet ADA requirements.
5. **Signage.** The applicant is permitted to provide temporary signage in accordance with Section 96-79.D(6)(i).
 - a. One freestanding sign to identify the sales office is permitted. The applicant proposes 2 signs, one along the right-of-way and one in front of the sales office. A variance is required.

- b. The sign must be located so that it will not impede traffic or sight triangles. Testimony should be provided.
- c. The sign copy may include the name of the developer and development and "Sales Office". The sign copy includes some additional information related to the price of the homes, the phone number and the hours of operation. A variance is required.
- d. The sign may not exceed 6 square feet in area and the height may not exceed 4 feet. One sign is 32 square feet and one is 8 square feet. One sign is 10 feet tall and one is 4 feet tall. A variance is required.

Please call with any questions. We reserve the option to make additional comments as more information becomes available.

Very truly yours,
BACH Associates, PC



Leah Furey Bruder, PP, AICP

cc: Joan Adams, Esq.
Stan Bitgood, P.E.
Aura, LLC
David Oberlander, Esq
Henry Haley, PE
Robert Bower, PP