
Summary of Variance & Design Waiver Requests

WCS Group, LLC
Proposed Retail Development
600 Essex Road
Block 3902, Lots 2 & 3
Township of Neptune
Block 128.03, Lot 1.03
Borough of Tinton Falls
Monmouth County, NJ
DEC# 0467-99-003
November 2020

“C” Variance Summary:

- Signage §416.07 – The subject development is allowed 225 SF of freestanding signage.
 - *Whereas, 331 SF of freestanding signage is proposed – Variance Required*
- Signage §416.07 – The maximum height of a freestanding sign of less than 150 SF is 15 FT.
 - *Whereas, two of the freestanding signs are 20 FT tall – Variance Required*
- Signage §416.07.B.1 – The maximum number of wall mounted signs is one (1).
 - *Whereas, three (3) wall mounted signs are proposed – Variance Required*
- Signage §416.07.B.1 – The subject development is allowed 48 SF of wall mounted signage.
 - *Whereas, 302.8 SF of wall mounted signage is proposed – Variance Required*
- Signage §416.07.B.1 – The maximum mounting height for wall mounted signage is 8 FT.
 - *Whereas, the proposed wall mounted signage is mounted at 13.5 FT – Variance Required*

Note: The additional variances and waivers depicted on the site plan drawings have been approved within Neptune Township Planning Board Resolution No. 19-12.