APPLICATION FOR SIGNAGE AMENDMENT

1000 IKEA DRIVE
CITY OF ELIZABETH
UNION COUNTY, NEW JERSEY

ZONE: RC (REGIONAL COMMERCIAL)
BLOCK 1 - LOT 1371

ZONE: KRRA (KAPOWSKI ROAD REDEVELOPMENT AREA)
BLOCK 1 - LOT 1204A

ZONE: EPAMTA (ELIZABETH-PORT AUTHORITY MARINE TERMINAL AREA)
BLOCK 1 - LOT 1437C

OWNER/APPLICANT:
IKEA CENTER URBAN RENEWAL, LP
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428

IKEA DEVELOPMENT URBAN RENEWAL, LP
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428

ENGINEER:
GREENBERG FARROW
RICHARD PROCANIK, PE
3 EXECUTIVE DRIVE, SUITE 150, SOMERSET, NJ 08873
(732) 537-0811

OUTSIDE AGENCY APPROVALS REQUIRED
UNION COUNTY PLANNING BOARD (LETTER OF NO INTEREST)
**SIGNAGE CHART**

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**NOTE:**

1. **SIGNAGE PROVISIONS FOR THE SITE WERE SUBSTITUTED AS PER THE GENERAL DEVELOPMENT PLAN RESOLUTION AS CONTAINED IN EXHIBIT E OF THE PILOT AGREEMENT.**

2. **DISTANCE FROM FINISHED GRADE TO BOTTOM OF DISPLAY**

3. **PER CITY OF ELIZABETH ORDINANCE SECTION 17.48.010:** FOR DOUBLE-FACED SIGNS, ONLY ONE DISPLAY FACE SHALL BE MEASURED IN COMPUTING THE TOTAL SIGN AREA WHERE THE SIGN FACES ARE PARALLEL OR WHERE THE INTERIOR ANGLES FORMED BY THE FACES ARE NINETY (90) DEGREES OR LESS.

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**EXISTING NON-CONFORMITY VARIANCE**

- **BLOCK 1 - LOT 1204A, 1371**

**DOUBLE SIDED PYLON SIGN**

- **AREA:** 300 SF
- **HEIGHT:** 35'
- **VERTICAL DIM.:** 12'
- **HORIZONTAL DIM.:** 25'
- **CLEARANCE:**
  - 25'
- **QUANTITY:** 1 (3 TOTAL)

**DOUBLE SIDED PYLON SIGN**

- **AREA:** 1,500 SF
- **HEIGHT:** 75'
- **VERTICAL DIM.:** 50'
- **HORIZONTAL DIM.:** 30'
- **CLEARANCE:**
  - 25'
- **QUANTITY:** 1 SIGN
NEW JERSEY TURNPIKE

PROPOSED - DOUBLE SIDED PYLON SIGN AT PARKING AREA (SIGN #3)

APPROVED - DOUBLE SIDED PYLON SIGN AT PARKING AREA (SIGN #3)

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APPROVED - PYLON SIGN ALONG NORTH AVENUE EAST (SIGN #1)

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C-1.2

IKEA ELIZABETH

SIGNAGE

AMENDMENT

NEW JERSEY

IKEA DRIVE

NORTH AVENUE EAST

PROPOSED DOUBLE FACED 1,294 SQ. FT.

IKEA DRIVE

NEW JERSEY TURNPIKE

NEW JERSEY TURNPIKE

28.0'

PROPOSED DOUBLE FACED 2,590 S.F.

PROPOSED DOUBLE FACED 2,590 S.F.

11.2

45.0 (TYP.)

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