



SONNENBLICK, PARKER & SELVERS
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WILLIAM J. MEHR, of Counsel

*N.J. & N.Y. BAR

November 10, 2020

Via FedEx

City of Jersey City
City Planning Division
30 Montgomery Street
Jersey City, NJ 07302-3821

Re: 100 Polar Way, Jersey City
Block 3006, Lot 9

Dear Sir/Madam:

In connection with the Application for a Sign Variance, enclosed please find the following:

1. One (1) copy of the Application;
2. One copy of the site plans;
3. One (1) copy of Certification from Tax Collector's Office
4. One (1) copy of the Certified 200 foot list; and
5. Check in the amount of \$650.00

Should you have any questions or require additional information at this time, please do not hesitate to contact us.

Thank you.

Very truly yours,

John A. Rentschler
JOHN A. RENTSCHLER
FOR THE FIRM

Enc.



CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION



THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date: _____ Application No. _____

Date Validated as an Application for Development: _____

Date Deemed Complete: _____

1. SUBJECT PROPERTY

Address: 100 Polar Way, Jersey City, NJ
Ward: PI

Block & Lots: Block 3006 Lot 9

2. BOARD DESIGNATION



Planning Board



Zoning Board of Adjustment

3. APPROVALS BEING SOUGHT

<input type="checkbox"/> Conceptual Plan/Informal Review	<input checked="" type="checkbox"/> "c" variance(s)/Deviation	<input type="checkbox"/> "A" appeal
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other (fill in) _____

4. PROPOSED DEVELOPMENT

Name & Nature of Use (describe project)
Installation of signs at existing refrigerated warehouse

5. VARIANCE/ DEVIATION NOTES

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

Section 345-68 Signs
Max 200 sq. ft. is permitted and 449 sq. ft. is proposed

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

6. APPLICANT

Trademark Sign, LLC
Applicant's Name
732-288-1004 73-481-2821
Phone Fax
patrick@trademarkllc.com
e-Mail address

631 Herman Road
Street Address
Jackson NJ 08527
City State Zip

7.
OWNER

Freezerstore Jersey City LLC

Owner's Name

909 374-1378

Phone

Fax

360 Ave P

Street Address

Newark

NJ

07105

City

State

Zip

8.
APPLICANT'S
ATTORNEY

John A. Rentschler

Attorney's Name

Sonnenblick, Parker & Selvers, P.C.

Firm's Name

732-431-1234

732-431-3994

Phone

Fax

3 Monument Street

Street Address

Freehold

NJ

07728

City

State

Zip

jrentschler@spspc.com

e-mail address

9.
PLAN
PREPARERS

Jere Murdoch

Engineer's Name & License Number

Murdoch Engineering

Firm's Name

(973) 570-8215

Phone

Fax

3 Hummingbird Court

Street Address

Howell

NJ

07731

City

State

Zip

projects@murdochengineering.com

e-mail address

Surveyor's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

Allison Coffin

Planner's Name & License Number

James W. Higgins Associates

Firm's Name

: 732-493-3065

Phone

Fax

823 West Park Ave.

Street Address

Ocean

NJ

07712

City

State

Zip

alli.coffin@gmail.com

e-mail address

Architect's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):

_____ sf _____ x _____ (dimensions)

Zone District(s): P1

Present use: Refrigerated Warehouse

Redevelopment Area: _____
Historic District: _____

Check all that
apply for present
conditions:

- ☒ Conforming Use
☒ Conforming Structure
☐ Vacant Lot

- ☐ Non-Conforming Use
☐ Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?:

Check all that Apply:

☐ Application for a new building on
undeveloped tract

☐ Application for new use of
existing building

☐ Application for use of a
portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?

☐ yes ☒ no

Is demolition proposed? ☐ yes ☒ no If yes, is building 150+ years old? ☐ yes age: _____ ☒ no

Number of New Buildings: _____

Height table:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building				
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential		sf
Retail		sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:		sf

Number of dwelling units (if applicable):		
Studio		units
1 bedroom		units
2 bedroom		units
3 bedroom		units
4+ bedroom		units
TOTAL:		units

Number of lots before subdivision:	
Number of lots after subdivision:	

% of lot to be covered by buildings:	%
% of lot to be covered by buildings & pavement:	%
Gross floor area (GFA):	sf
Floor Area Ratio (FAR):	

11.
PARKING &
SIGNAGE

Number of parking spaces & dimensions: number: _____ / Dimensions: _____
 Number of loading spaces & dimensions: number: _____ / Dimensions: _____

Number of Signs: 3
 Height of monument and/or pylon signs: N/A

12.
INFRA-
STRUCTURE

WATER		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size		
Material		
Does the existing water service have a curb stop?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is new water service being proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
SEWER		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size		
Material		
Will there be sewer curb cleanout?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is new sewer service proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are storm drains proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
MISC		
Are existing streets being widened	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are utilities underground	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is site in a flood plain?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____
Are any structures being removed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Municipalities:		
Is the property on a County Road?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

13.
TYPE OF
DEVELOPMENT

REQUIRED FOR ALL DEVELOPMENT APPLICATIONS	Total number of new residential units created	Total number of affordable housing units* created	Total number of residential units demolished
New structure containing residential units	0	0	0
Conversion from a non-residential structure to a structure containing residential units	0	0	0
Conversion from market rate housing units to NJ COAH defined affordable housing units	0	0	0

*According to NJ COAH definitions at N.J.A.C. 5:94 et seq.

	Moderate Income	Low Income	Very Low Income	Age Restricted	Rental Units
Number of affordable housing units created*	0	0	0	0	0

*According to NJ COAH definitions at N.J.A.C. 5:94 et seq.

Use Group Description (These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)	Gross Floor Area of New Construction	Gross Floor Area of Demolition
B: Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	0	0
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	0	0
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
S: Storage uses. Includes warehouses, <u>parking garages</u> , and lumberyards. S group includes S1 and S2.	0	0
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0	0
A1: Assembly uses including concert halls and TV studios.	0	0
A2: Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
A4: Assembly uses including arenas, skating rinks and pools.	0	0
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums	0	0
E: Schools K – 12	0	0
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
R1: Hotels, motels and dormitories	0	0
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	0	0

**14.
APPROVAL
HISTORY**

List all past approvals, denials, appeals, or other activity for the subject property. ☐ Check here if none
If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan		<input type="checkbox"/>	<input type="checkbox"/>	
Variance(s)		<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

**15.
FEES**
(see attached fee
schedule)

STAFF CALCULATIONS ONLY

Subdivision	\$
Site Plan	\$
Variance(s)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

**16.
ATTACHMENTS**

Please Attach the required additional forms and information, if applicable (see attached FORMS and CHECKLISTS)


**17.
CERTIFICATION**

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date

October 20th, 2020

[Signature]
Signature of Applicant

 Nadzeya Ohneva
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG060243
Expires 1/5/2021

Property Owner Authorizing Application if
other than Applicant

[Signature]
Notary Public

"C" & "D" Variance Checklist

CASE #: _____
 DATE: _____
 PROPERTY ADDRESS: 100 Polar Way
 APPLICANT: Trademark Signs, LLC
 OWNER: Freezerstore Jersey City LLC

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
1. Completed General Development Application (applicable sections).			X		
2. Affidavit of Performance.			X		
3. Affidavit of Ownership	X				
4. One copy of the application for Building Permits or Certificate of Occupancy, if available.			X		
5. Current survey upon which plan is based.			X		
6. A statement of Principal Points relative to the Variance as per NJSA-40:55D-70(c) and (d)					
7. Original certified list and block diagram of all property owners within 200 feet.	X				
8. Notice to property owners (Must be submitted at least 14 days prior to the hearing for staff review)	X				
9. Affidavit of Vacant and Nonconforming Use indicating length of time property has been vacant, if applicable.			X		
10. Fourteen sets of folded plans (once complete) of proposed buildings or alterations with the following information: A) All pages must bear an original signature and seal of an engineer or architect licensed in New Jersey. B) A Key Map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning districts, streets and lots involved in the application. To be located on the first numbered drawing sheet. C) Zoning comparison chart (contrasting existing standards in the use zone or general zoning requirements with proposed site details as listed below with variances, deviations, or design standard waiver requests. If any, clearly noted. One table per plan set, to be located on the first numbered drawing sheet. (1) Density (2) Height (3) Floor Area Ratio (4) Setbacks (5) Vehicle Parking (# of spaces, dimensions) (6) Bike Parking (# of spaces) (7) Loading (# of berths, dimensions) (8) Access (circulation, driveway width, curbcut dimensions) (9) Signage (10) Landscaping (11) Bonus provisions (12) Building coverage for each structure, if more than one is part of the development parcel.	X				

"C" "D" Variance Checklist

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
(13) Lot Dimensions					
(14) Lot size in square feet					
(15) Buffer areas					
(16) Gross floor area					
(17) lot coverage					
(18) Design standards (list all for which a waiver is requested)					
D) The scale shall be a minimum of: 1"=20' for tracts up to 40 acres or 1"=50" for tracts over 40 acres. (No 15' scale)					
E) Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed.					
F) Demolition Plan, if applicable					
G) Floor plans with all room dimensions, including basement plan and roof plan					
H) Elevations, with details of materials and colors, for all applicable facades and window dimensions.					
I) For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison.					
J) Sign details, if applicable					
K) North arrow, designated so that the north arrow is facing the top of the page.					
L) Street addresses and block number(s)					
M) Dates of drawings and revisions, if any					
N) Graphic Scale					
O) Project title					
11. Notice of Rejection which has been signed by the Zoning Officer, if available				X	
12. Current color site photo and photo including adjacent properties, where applicable.	X				
13. Application Fee	X				
14. Certificate of tax and water bills paid	X				
15. 10% disclosure statement, if applicable	X				
16. Application filed with the Historic Preservation Commission, if applicable.			X		
17. The following must be submitted at least 2 days prior to the hearing: A) Certified Mail Receipts (1) Mounted on 8.5x11 bound paper (2) Six to a page (3) Arranged in the same order as indicated on the certified list of property owners (a properly certified US Postal form 3877 will be accepted in lieu of the mounted receipts, provided that the addresses are arranged in the same order as indicated on the certified list). RETURN RECEIPT POSTCARDS WILL NOT BE ACCEPTED B) Affidavit of Proof of Service C) Affidavit of Publication					

* If a waiver is requested, please supply detailed reasons for the request. Attach additional sheets if necessary.

WAIVER REQUESTS

Applicant proposes the replacement/installation of signs on an existing building. Applicant does not propose any other modifications to the existing building and property. Applicant seeks a waiver from all site plan requirements.

AFFIDAVIT OF PERFORMANCE

I. JOSE LUIS SEGURA
(Property Owner/Architect/Engineer)

hereby certify that the Site Plan submitted to the Planning Board/Zoning Board of
Adjustment [cross out inapplicable Board] for property at

Block(s) _____ Lot(s) _____

is a full and complete representation of the Site Plan and that it shall be completed as
submitted.

Jose Luis Segura
(Property Owner/Architect/Engineer)

Sworn before me this

20th day of October, 2020

Notary Public



Nadzeya Ohneva
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG060243
Expires 1/5/2021

[Signature]

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss.

COUNTY OF HUDSON

I, JOSE LUIS SEGURA of full age, being duly sworn
(print owner's name)

according to law on his/her oath deposes and says, that he/she resides or works at

19707 Turnberry Way PH-J Aventura, FL 33180
(owner's address)

in the Town/City of Jersey City in the County
of Hudson and State of NJ is the owner
in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Jersey City
aforesaid, and known and designated as:

100 Polar Way, Jersey City 07305
(property address)

Block: 3006	Lot(s): 9
Block:	Lot(s):
Block:	Lot(s):
Block:	Lots(s):

and that he/she authorizes Trademark Signs, LLC to
(name of applicant)

make the annexed application in his/her behalf, and that the statements of fact contained in said
application are true.

By: Jose Luis Segura
(signature of owner)

Sworn to before me this

20 day of October 2020

Notary Public



Nadzeya Ohneva
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG060243
Expires 1/5/2021

Date: January 10, 2020
Version number: 1.0

Site ID: Jersey City

Site Information:

100 Polar Way
Jersey City, NJ 07305



Site Contact Information:

Name: Brandon Sharkey
Title: Mechanic
T: 201-448-0604
E: bsharkey@pfsi.com

Hours Of Operation:

Site Notes:



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● Polar Overlays
● IMP Wall Signs



Sign Audit

Site Information:
100 Polar Way
Jersey City, NJ 07305

Wall Sign E-01



DESIGN SPECIFICATIONS	
IRC 2018	With NJ Amendments
ASCE 7-16	Interim Changes to Building & Other Structures
ACI 318-14	Building Code Requirements for Structural Concrete
ANSI/AISC 360-10	Specification for Structural Steel Buildings

DESIGN LOADS	
Wind	V _{ult} = 115 mph
Exposure	C
Wind Cat.	II
Grnd. Snow	P _s = 25 psf

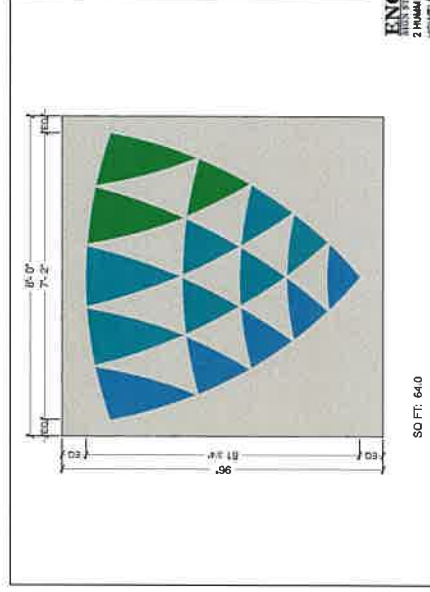
Existing Sign Type:	Other	Sign Height:	5'-3"	Comments:	Wall Dimensions = 250' L x 43' Ht
Quantity:	1	Sign Width:	7'-3"		
Illumination:	Flood	Height Over Ground:	28'-4"		
Rec Sign Type:	Pan	Rec Height:	8'-0"	Comments:	Matthews brushed background w/ applied vinyl
Rec Quantity:	1	Rec Width:	8'-0"		
Rec Illumination:	Flood	Rec Height Over Ground:	27'-3"		



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Detail



Mounting Detail



Sign Audit

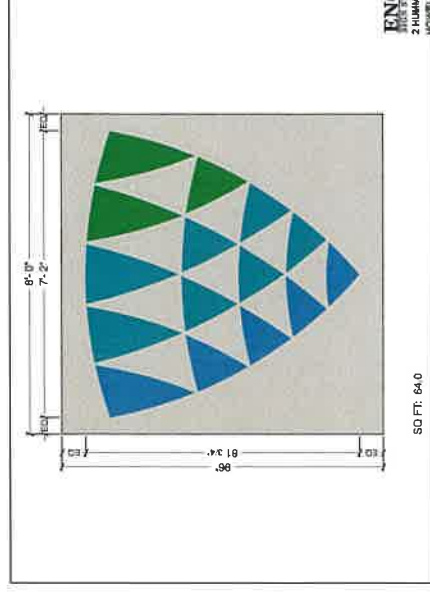
Site Information:
100 Polar Way
Jersey City, NJ 07305

Wall Sign E-02



DESIGN SPECIFICATIONS	
IBC 2018	NY
ASCE 7-16	ASCE 7-16
ACI 318-14	ACI 318-14
ANSI/ISO 9001	ANSI/ISO 9001
DESIGN LOADS	
Wind	V _{ref} = 115 mph
Exposure	C
Wind Cat.	II
Wind Speed	P _{ref} = 20 psf

Detail



Mounting Detail

Existing Sign Type:	Other	Sign Height:	5'-3"	Comments:	Wall Dimensions = 530' L x 43' Ht
Rec Quantity:	1	Sign Width:	7'-3"		
Illumination:	Flood	Height Over Ground:	28'-4"		
Rec Sign Type:	Pan	Rec Height:	8'-0"	Comments:	Matthews brushed background w/ applied vinyl
Rec Quantity:	1	Rec Width:	8'-0"		
Rec Illumination:	Flood	Rec Height Over Ground:	27'-3"		

MURDOCH ENGINEERING
2 HUMMINGBIRD CT
JERSEY CITY, NJ 07310
Project: 182508
Professional Engineer
NJ PE Lic. #48890
Exp. 4/30/2020



Sign Audit

Site Information:
100 Polar Way
Jersey City, NJ 07305

Wall Sign E-03



DESIGN SPECIFICATIONS			
IBC	2018	SECTION	VI
ASCE	7-16	Design Wind Speed (mph)	
ASCE	318-18	Design Seismic Force (kips)	
ASCE/SEI	310-10	Design Seismic Force (kips)	
DESIGN LOADS			
Wind	Velocity	115 mph	
Exposure	C		
Wind Cat.	II		
Wind Snow	PS =	20 psf	

Existing			
Sign Type:	Dimensional Letters	Sign Height:	3'-2"
Quantity:	1	Sign Width:	75'-6"
Illumination:	None	Height Over Ground:	41'-3"

Comments:

Wall Dimensions = 530' L x 47' Ht

Rec Sign Type:			
Rec Sign Type:	Dimensional Letters	Rec Height:	9'-5 1/2"
Rec Quantity:	1	Rec Width:	33'-10 3/4"
Rec Illumination:	None	Rec Height Over Ground:	35'-7"

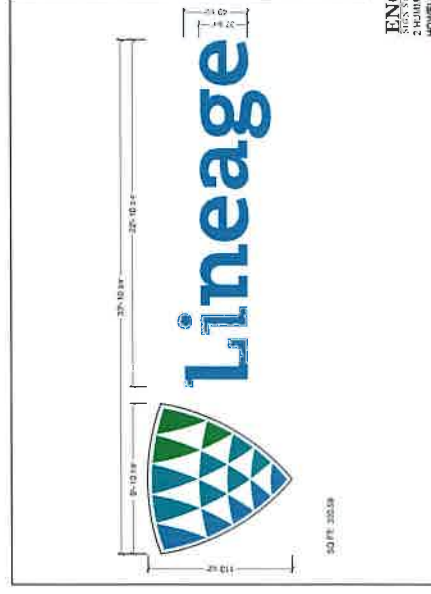
Comments: Sign is visible from NJ-185.



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Detail



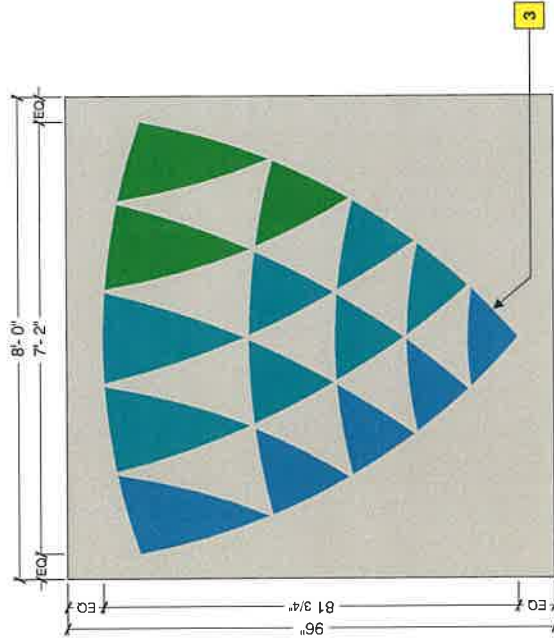
Mounting Detail

MURDOCH ENGINEERING
2400 W. 10TH AVE.
DENVER, CO 80202
PH: 303.733.1234
FAX: 303.733.1235
HOWELL, NJ 07731
(878) 704-0371
www.murdoch-engineering.com
Professional Engineer
NJ REG. #43859
Exp. 4/20/2020



Sign Audit

Site Information:
100 Polar Way
Jersey City, NJ 07305



Scale: 1/2" = 1'-0"
SQ FT: 64.0

Logo

- 1 .125 aluminum face. Painted MP36138 Venice Lavendar. Face to have 1" x 1" x 3/16" aluminum angle stiffeners.
- 2 2" x 2" x 3/16" aluminum angle outer frame attached to back of face. Painted to match face.
- 3 Digitally printed vinyl applied to first surface of face.

Mounting

- 4 2" x 2" x 3/16" x 8'-0" long aluminum angle at top & bottom of logo for mounting. Red Head blind hold anchors for masonry. Logo attached to aluminum angle w/ appropriate fasteners.

Colors to match

-  PWS 641 C  PWS 3285 C  PWS 361 C
-  MP36138 Venice Lavendar



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Sign Specs

DESIGN SPECIFICATIONS	
IBC 2018 with amendments	
ASCE 7-16	Minimum Design Wind Speed 100 mph
ACI 318.14	Concrete Reinforcement Steel Bar 60,000 psi
ANSI/ASQC 100-20	Acceptance Sampling Plan
DESIGN LOADS	
Wind	Vult = 115 mph
Exposure	C
Wind Cat.	II
Design Press.	20 psf

FASTENER SCHEDULE (BOX SIGN)				WALL CONSTRUCTION		
HARDWARE	QVAL	O.C. Spacing Min.	MASONRY (CMU-Block)	EIFSBRYMT OVER min. 1/2" PLY-WOOD	EIFSBRYMT OVER GYPSUM/ DENSGLASS	METAL PANEL OVER METAL STUD
THRU-BOLT	3/8"	21in.	YES	YES	ONLY WITH BACKER PLY-WOOD	YES
POWERS DRILL EXPANSION ANCHOR	3/8"	25in.	YES	YES	NO	NO
LAG BOLT	3/8"	20in.	NO	1" SOLID WOOD PRETREATMENT REQD	NO	NO
Tab-Screw	1/4"	20in.	NO	NO	NO	YES min. 1/2" Alum or 1/16" Steel

1) Fasteners shall be evenly spaced Top and Bottom w/4" Side and clearance. Thru-Box Framing w/4" washer.
2) Expansion anchors require a minimum 1-3/4" solid masonry embedment installed per code for wall construction type.
3) Tab-Screw into Alum. Requires SS Screw - Full Thread Embedment Required.
4) Thru-Box (All-Threaded Rods) into LAG-BOLT: 5/8" Angle or 2x4 lumber spanning 1000' Wall studs required - Field

Engineers Connection Note:

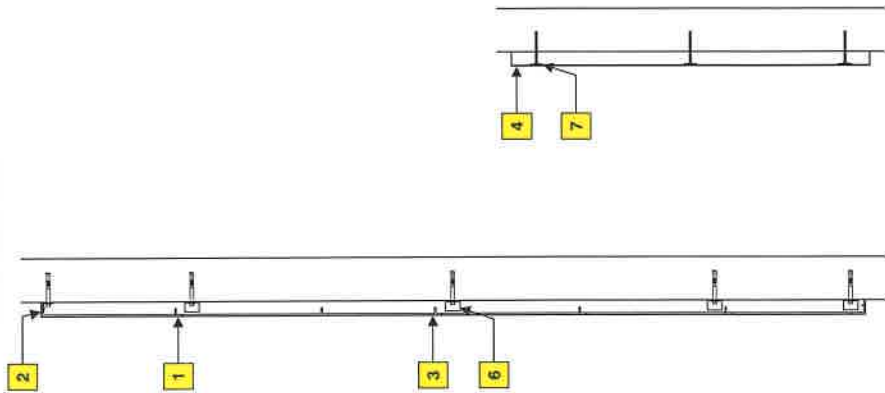
Provide Fasteners through box framing with washer using the fastener schedule for existing wall construction type to determine the fastener type and maximum O.C. bolt spacing to install top and bottom with a 4" Maximum side end clearance and two evenly spaced down each vertical side.

MURDOCH ENGINEERING
2 HUNTINGTON BLVD.
HUNTINGTON CT. 06433
Project: 1825208
(878) 104-8237
Professional Engineer
NJ PELC #48960
Exp. 4/30/2020



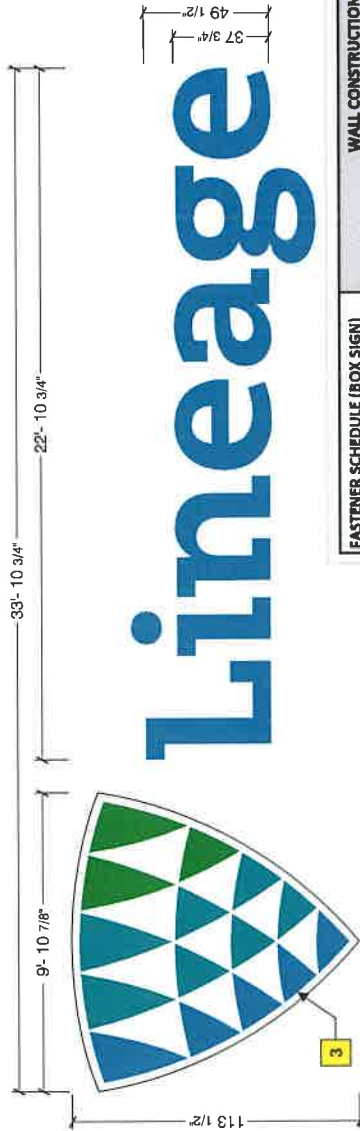
Sign Audit

Site Information:
100 Polar Way
Jersey City, NJ 07305



Logo

Letters



Scale: 1/4" = 1'-0"
SQ FT: 320.59

Logo

- 1 .125 aluminum face. Painted white. Face to have 1" x 1" x 3/16" aluminum angle stiffeners.
- 2 2" x 2" x 3/16" aluminum angle outer frame attached to back of face. Painted white to match face.
- 3 Digitally printed vinyl applied to first surface of face.

Letters

- 4 .125 aluminum faces w/ 2" x .050 returns painted to match PMS 641C Blue.
- 5 Acrylic pads for mounting.

Mounting

- 6 2" x 2" x 3/16" x 2' long aluminum angle clips as required for mounting logo. Red Head blind hold anchors for masonry. Tek Screws for steel applications. Logo attached to angle clips w/ appropriate fasteners.
- 7 Acrylic pads & Studs for mounting.

Colors to match



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Sign Specs

DESIGN SPECIFICATIONS	
IBC 2018	With
ASCE 7-16	Minimum Design Load to Exceed 1.5 times Pressure
ACI 318.14	Minimum Design Load to Exceed 1.5 times Pressure
ANSI/HKS 360-10	Minimum Load to Exceed 1.5 times Pressure

DESIGN LOADS	
Wind	Veloc = 115 mph
Seismic	II
Dead Load	II
Ground Snow	Pg = 30 psf

Lineage

FASTENER SCHEDULE (BOX SIGN)				WALL CONSTRUCTION			
HARDWARE	Q.C. Spacing	Q.C. Spacing	MASONRY (CHL-Block)	EIFS/RYVIT OVER 1/2" PLYWOOD	EIFS/RYVIT OVER GYPSUM/DESEALERS	METAL PANEL OVER METAL STUD	
THRU-BOLT	3/8"	24in.	YES	YES	ONLY WITH BACKER (MIN 3/4" PLYWOOD)	YES	
POWERS DEL EXPANSION ANCHOR	3/8"	24in.	YES	NO	NO	NO	
LAG BOLT	3/8"	24in.	NO	1" SOLID WOOD PENETRATION REQD	NO	NO	
Tek-Screw	1/4"	24in.	NO	NO	NO	YES Min 1/8" Alum or 1/16" Steel	

1) Fasteners shall be evenly spaced Top and Bottom w/4" Side and clearance Thru-Box Framing with washer.
2) Expansion anchors require a minimum 1-3/4" solid masonry embedment unless noted per construction type.
3) Tek-Screw into Alum. Require SS Screw - Full Thread Embedment Required
4) Thru-Bolt (All-Threaded Rods) into 1/2"x2"x1/2" SH. Angle or 2x6 lumber spanning two(2) wall studs permitted - Rtd

Engineers Connection Note:

-LOGO:

Provide Fasteners through box framing with washer using the fastener schedule for existing wall construction type to determine the fastener type and maximum O.C. bolt spacing to install around the entire perimeter of sign box with one at each corner.

-Letters:

Provide Fasteners through letter backs with washer top and bottom, using the fastener schedule for existing wall construction type to determine the fastener type to install as follows:
• Letter 1, Provide Two(2) each section, One(1) Top and bottom at angle top to bottom using all options except toggle bolt option, provide Three(3) Line.
• Remaining Letters: Provide Four(4) per/Letter, Two(2) Top and Bottom using all options except toggle bolt option provide Six(6) per/Letter.

MURDOCH ENGINEERING
2 HUNTINGBIRD CT.
HOWELL, NJ 07731
Project: 182528
(878) 704-5171
Professional Engineer
NJ P.E. Lic. #48940
Est. 4/06/2020

ZONING REVIEW FORM

PLEASE PROVIDE THE FOLLOWING INFORMATION WHEN
SUBMITTING PLANS:

ADDRESS OF PROJECT: 100 Polar Way

BLOCK: 30306 LOT: 9 ZONE: PI

CONTACT PERSON: Susan Rolls

TELEPHONE NUMBER: 732-288-1004 x 101

DATE SUBMITTED: _____

TYPE OF PROJECT: Sign Installation - Wall signs

DID PROJECT GO BEFORE BOARD OF ADJUSTMENT ? YES / NO

PLANNING ? YES / NO HISTORIC BOARD ? YES / NO

REMARKS: _____

OFFICE REMARKS: _____


* BUILDING PERMIT AND JACKET MUST BE FILLED OUT *

Owner/Landlord Authorization and Consent Form

National Vendor: North American Signs, Inc.
Subcontractor: Trademark Signs, LLC
Regarding: Lineage Logistics
Jersey City 1
100 Polar Way
Jersey City, NJ 07305

By my signature below, I hereby represent that I am the owner/landlord of the property indicated above or otherwise duly authorized by the lease to grant authorization to North American Signs, Inc. & their subcontractor to apply for permits and install new signage at the above referenced location according to that attached drawings.

Owner/Landlord Approval

Company: Jose Luis Segura Associates, Inc.
Address: 19707 Turnberry Way Suite Ph J
Phone: 909-374-1378
Owner Signature: 
Print Name: Jose L. Segura
Title: President
Date: February 10, 2020



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF TAX COLLECTIONS
CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302
P: 201 547 5124 / 5125



JOANNE SISK CTC
TAX COLLECTOR

MEMORANDUM

TO:

FROM: Jersey City Tax Collector's Office

DATE: 10/2020

RE: Written Response

This memorandum is to certify that real estate taxes on:

Block # 30306, Lot # 9, Qual # _____

Property Location: 100 Polar Way

In the City of Jersey City are as follows:

☒ Paid thru 3 quarter 20 2020


☐ Delinquent for _____ quarter 20 _____

☐ Tax Exempt

☐ In Lien Status Certificate # _____

I verify that this information accurately
reflects the municipal tax record

Tax Collector _____
Municipality: _____
County: _____



Account Inquiry Summary by Years

Exit Help

Account #	518324	Block/Lot	30306 / 9 /	Principal	.00
Owner Name	FREEZESTORE JERSEY CITY.			Interest	.00
Address	46500 HUMBOLDT DR.			Uncoil Interest	.00
City/St/Zd	NOVI, MI. 48377			Total Due	.00
Place	100 POLAR WAY				
Bank Code					
Deb. Amt.	.00	Sa. Tax Cd			
Lst Sch Date		Lst Pay Date	5/01/2020		

Interest thru Date 10/20/2020

New Account#		New Blk/Lot/Qual	/ /	< Prev	Next >	View Summary
Tax Bills	Add Asses. Bills	Misc. Bills	Payments	Int. Payments	Billing Adj.	Payment Adj.

Tax Yr	0	Trans/Due Date	Description	Bill/Paid/Adj Amt	Open Balance	Days	Interest	Check#	Dp#	Src
2020	1	2/01/2020	TAXES BILL	115188.92						
2020	1	2/06/2020	TAXES PAYMENT	-115188.92				LB	5	LB
2020	2	5/01/2020	TAXES BILL	115188.92						
2020	2	4/28/2020	TAXES PAYMENT	-115188.92				104181	1	
2020	3	8/01/2020	TAXES BILL	109504.27						
2020	3	7/29/2020	TAXES PAYMENT	-109504.27					999	@
2020	4	11/01/2020	TAXES BILL	141817.01						
2021	1	2/01/2021	TAXES BILL	120424.78						
2021	2	5/01/2021	TAXES BILL	120424.78						

Narrative Edit	Account Edit	Print Account	Duplicate Bill	Refresh	Utilities	TTL Inquiry	QTL Inquiry
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CITY OF JERSEY CITY

Office of the City Assessor
280 Grove Street, Room 116
Jersey City, New Jersey 07302
Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

October 20, 2020

PROPERTY LOCATION OF APPLICATION: 100 Polar Way

BLOCK(S): 30306 LOT(S): 9

**NAME OF APPLICANT: Sonnenblick, Parker & Selvers, PC
3 Monument Street
Freehold, NJ 07728**

APPLICANT'S TELEPHONE #: (732) 431-1234

Pursuant to your request, attached herewith is a list of properties located within the 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

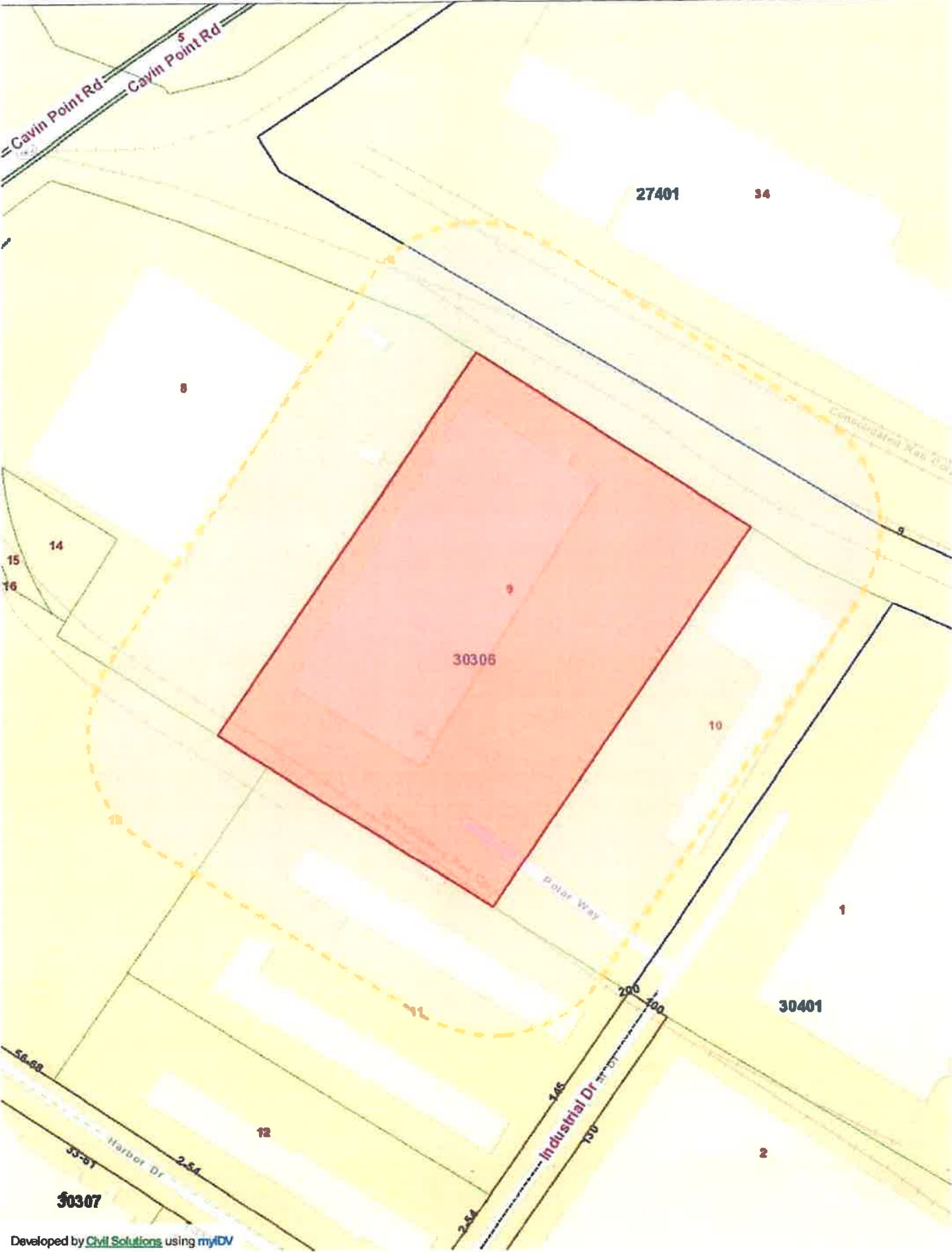
C E R T I F I E D

Eduardo F. Tolosa
for **EDUARDO TOLOZA, City Assessor**

Also be advised that the following companies must be notified:

P.S.E. & G.	80 PARK PLAZA, NEWARK, NEW JERSEY 07102
COMCAST CABLEVISION	2121 KENNEDY BLVD., JERSEY CITY, NJ 07305
UNITED WATER COMPANY	200 HOOK ROAD, HARRINGTON PARK, NJ 07640
JERSEY CITY M.U.A.	555 ROUTE 440, JERSEY CITY, NEW JERSEY 07305
VERIZON TELEPHONE	540 BROAD STREET, NEWARK, NEW JERSEY 07102

Buffer Report - Map
Jersey City





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 30306 - Lot 9

Block & Lot listing of properties within 200 ft. radius of subject property.

Property Location: 100 Polar Way

Date: October 20, 2020

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
27401	34		9 LINDEN AVE. EAST	CONSOLIDATED RAIL CORP.	P. O. BOX 8499	PHILADELPHIA, PA.	19101
30306	4		NEW YORK BAY	CONSOLIDATED RAIL CORP.	P. O. BOX 8499	PHILADELPHIA, PA.	19101
30306	8		100 SUMMIT PLACE	SUMMIT/GREENWICH URBAN RENEWAL, LLC	100 SUMMIT PLACE	JERSEY CITY, NJ	07305
30306	10		200 POLAR WAY	POLAR LOGISTICS EAST URBAN R. ASS.	ONE MAIN STREET,3RD FL.	CHATHAM, N.J.	07928
30306	11		145 INDUSTRIAL DRIVE	HARBOR DRIVE REAL ESTATE, L.L.C.	2501 71ST STREET	NORTH BERGEN, NJ	07047
30306	13		56-68 HARBOR DRIVE	HARBOR DRIVE II REAL ESTATE, LLC	2501 71ST STREET	NORTH BERGEN, NJ	07047