

ALPHA BOROUGH BOARD OF ADJUSTMENT

NOTICE OF APPEAL AND VARIANCE APPLICATION

*****For Official Use Only*****

Case No.: _____ Time for Board Decision: _____, 20

Date Filed: _____, 20 Disposition Date: _____, 20

Date Application Completed: _____, 20 Disposition: _____

Hearing Date: _____, 20 _____

Applicant: Sternes Outdoor Advertising / PRISM HOLDINGS

Property Street Address: Route 78
ALPHA, NJ 08815

Block 200 Lot 1

TO THE APPLICANT:

COMPLETE APPROPRIATE SECTIONS IN FULL FOR RELIEF REQUESTED. PLEASE TYPE OR PRINT.

Section 1

NOTICE OF APPEAL OF

ZONING ENFORCEMENT OFFICER'S DECISION

TO THE ZONING ENFORCEMENT OFFICER:

The petition of STERNER OUTDOOR ADVERTISING, A PA. CORP. shows that on or about the _____ day of _____, 20____ an application to the Zoning Enforcement Officer for the purpose of (describe intended action) _____

on the premises located at (street address) NORFOLK SOUTHERN RAILROAD
PROPERTY, RT. 78, ALPHA BORO Block 200, Lot No. 1,
as shown on the Municipal Tax Maps was made; that after due consideration
the Zoning Enforcement Officer did on the _____ day of _____, 20____
decline to issue said permit for the reasons stated in the attached copy
of the Zoning Enforcement Officer's Refusal of Permit Form.

Applicant, feeling aggrieved at the action of the Zoning Enforcement Officer, files this notice of appeal with said officer, together with the required fee of \$ _____, and requests that action of the Zoning Enforcement Officer be reversed or modified as the facts may be determined, and applicant further requests that a day be fixed for hearing on this appeal and states the proper notice will be given to all owners of property situated within two hundred (200) feet of the property specified above, and others as required by statute.

*****TO APPLICANT** File original with Zoning Enforcement Officer and one (1) copy with Secretary of Board of Adjustment.

*****TO ZONING OFFICER** Upon receipt of this form immediately transmit to the Board of Adjustment all papers which were available to you when your decision was made.

Section 2

APPLICATION FOR VARIANCE

TO THE BOARD OF ADJUSTMENT

An application is hereby made for a variance from the terms of

Section(s) 410-34(A)

of the zoning ordinance so as to permit AN OUTDOOR

BILLBOARD SIGN CONSISTENT WITH THIS

BOARD'S PRIOR APPROVAL OF THAT SIGN AS

REFLECTED IN THE RESOLUTION IN APPLICATION

NO. 207-03 WHICH IS ATTACHED

Reasons for variance: AS NOTED IN THE AFOREMENTIONED
RESOLUTION

This application for a use variance includes an application for
a subdivision _____, or site plan ^{WAIVER OF} X, or conditional use _____,
approval.

TO APPLICANT: File all copies with Secretary of the Board of Adjustment
when only a variance is sought.

ATTACHED HERETO AND MADE A PART OF THIS APPLICATION, I SUBMIT THE FOLLOWING: (NOTE: All these papers must be submitted with all applications).

- (a) The original Building Application, signed by the Building Official and/or a true copy of the official Order issued by the Building Official and signed by him, where applicable.
- (b) Fifteen (15) COPIES of a map showing all lots within 200 feet of the property; if buildings exist thereon the map shall be a certified "location map" and clearly indicate such buildings and their approximate location, together with "prevailing set-back" dimensions.
- (c) Fifteen (15) COPIES of a Plot Plan and clearly indicate such buildings thereon with all front, side and rear yard dimensions and all dimensions applicable to this applications.
- (d) Fifteen (15) COPIES of Subdivision or Site Plan or Conditional Use Application and requires documents, when applicable.
- (e) Cash or check payable to the Borough of Alpha for appropriate fee(s) (See fee schedule included).
- (f) Information required on attached Schedule A.

Date: February 17th, 2022


Signature of Applicant or Agent
STEINER AND DAER ADVERTISING
A PA CORP.

Jerry Besko - Cont.

If Applicant is not the owner,
Signature of Owner
NORFOLK SOUTHERN

SCHEDULE A

DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as Lot(s) 1, Block(s) 200

(street address) NORFOLK SOUTHERN RAILROAD PROPERTY, RT 78

Applicant SIBNER OUTDOOR ADVERTISING, INC. P.O. BOX 280 Address HAMLIN, PA. 18427

Owner NORFOLK SOUTHERN RAILROAD Address 12285 MCNUITY RD. SUITE 108 PHILADELPHIA, PA. 19154

Lessee _____ Address _____

If applicant is not owner set forth applicant's interest in the property:

PARTNERSHIP WITH OWNER

Last previous occupancy: N/A

Zone: I-INDUSTRIAL ZONE

Zoning requirements: front yard: 75 ft., side yard: _____ ft.,
setback: _____ ft., rear yard: _____ ft., minimum lot area: _____ sf.,
minimum floor area: _____ sf., lot width: _____ ft.

Size of Lot: width: _____ ft., depth: _____ ft., Total area: _____ sf.

Size of Buildings: Principal: _____ sf., Accessory: _____ sf.

Percentage of lot occupied by building(s): Principal: _____ %

Accessory: _____ %

Height of building(s): _____ stories: _____ ft.

Setback from front property line: _____ ft, From side: _____ ft.

"Prevailing set-back" of adjoining building(s) within 200 feet: _____ ft.

If sign variance, size of sign(s): 2000 sq ft; attached graphic representation to scale of sign(s).

SEE ADDENDUM

Has there been any previous appeal involving these premises? _____

YES - RESOLUTION ADOPTED BY
ZONING BOARD ON MARCH 19, 2008
GRANTING USE VARIANCE, RELATED BILL-
BOARD VARIANCES AND SITE PLAN PERMITTING
OUTDOOR BILLBOARD SIGN ON P/A

ADDENDUM TO APPLICATION OF STERNER OUTDOOR ADVISING

In addition to Use Variance approval to allow an outdoor billboard which is prohibited by Section 410-34A of the Borough Zoning Ordinance, the Applicant will also request Bulk Variance relief in connection with the Use Variance application including but not limited to the following:

1. Maximum sign area, 250 square feet maximum permitted, the proposed sign to have areas of 1,000 square feet per each side (total of 2,000 square feet, both sides).
2. Maximum height of sign face, the maximum height permitted being 10 feet and the proposed height being 20 feet.
3. Maximum width of any sign face, the maximum permitted width being 25 feet and the proposed sign to have 50 foot widths (each side).
4. Minimum setback to any property line, the minimum required setback being 50 feet, proposed **Sign Face 1** having a setback of 6.90 feet; proposed **Sign Face 2** having a setback of 22.30 feet.
5. Maximum height permitted being 20 feet, the sign to have an overall height of 50 feet.

The Applicant will also seek waiver of site plan due to the unique nature of this Application.

**CHECKLIST FOR
WAIVER OF SITE PLAN
BOROUGH OF ALPHA**

Applicant STERNER OUTDOOR ADVERTISING, INC.

Block/Lot 200/1

Name of Project OUTDOOR BILL BOARD

Signature of Applicant _____

Date Checklist Submitted _____

Date of Approval _____

Affirmative

Does Not Apply

Engineer's
Approval

Board's
Approval

(1)	Proposed building structure named in 124-36 to be used exclusively for agricultural use.		X		
(2)	Any accessory building to be used for agricultural or horticultural purposes.		X		
(3)	Two-family dwelling shall be used for residential purposes.		X		
(4)	The proposed project involves less than \$5,000 of site improvements.		X		
(5)	The project involves no new buildings.		X		
(6)	The project involves no new additions.		X		
(7)	The project involves no new changes to existing outside building dimensions.		X		
(8)	The project involves no new additional building area.		X		
(9)	No proposed change of use unless building is being converted to a single-family residential unit.		X		

	Affirmative	Does Not Apply	Engineer's Approval	Board's Approval
(10) The project does not require any new or additional parking area.		X		
(11) The project does not require any drainage improvements.		X		
(12) There is no proposed increase in an impervious surface requiring stormwater management.		X		
(13) There is no proposed new access to public right of way.		X		
(14) There is no impact upon traffic.		X		
(15) The project does not affect existing traffic circulation.		X		
(16) The project would not require any landscaping or buffering.		X		
(17) The project would not require any site lighting.		X		
(18) There would be no environmental impact.		X		
(19) No improvements would be required that would disturb the land.		X		
(20) The project does not involve a multi-family or commercial or industrial use in a residential zone.		X		

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.

1. Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Jerry Beskovoyne	
2. Business name/disregarded entity name, if different from above Sterner Outdoor Adv.	
3. Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.	
<input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) P <small>Notes: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner (unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.)</small>	
4. Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any): _____ Exemption from FATCA reporting code (if any): _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
5. Address (number, street, and apt. or suite no.) See instructions. P.O. Box 280	Requester's name and address (optional)
6. City, state, and ZIP code Hamlin, PA, 18407	

Section references are to the Internal Revenue Code unless otherwise noted.

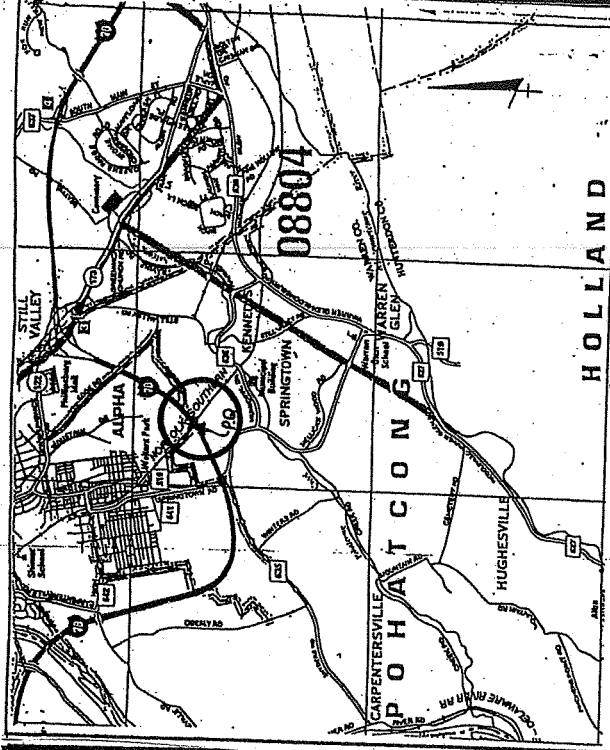
Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)

- various dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



AREA MAP

GENERAL NOTES:

1. BEING KNOWN AS LOT 1 IN BLOCK 200 AS SHOWN ON THE CURRENT TAX MAP OF THE BOROUGH OF ALPHA, WARREN COUNTY, NEW JERSEY.
2. PROPERTY OWNER:
 NORFOLK SOUTHERN RAILROAD
 12285 MCNUITY ROAD - SUITE 108
 PHILADELPIA, PA 19154
 PROPERTY IN QUESTION IS LOCATED IN 'I' - INDUSTRIAL ZONE.

DRAWING REFERENCES: a) TAX MAPS FOR THE BOROUGH OF ALPHA, WARREN COUNTY, NEW JERSEY, b) BOUNDARY SURVEY OF PORTION OF LOT 1 IN BLOCK 200, UNSIGNED AND UNDATED.
 NO BUILDING, PAVING OR OTHER CHANGES TO THE PROPERTY IN QUESTION ARE PROPOSED UNDER THIS APPLICATION. ALL AREAS DISTURBED DUE TO CONSTRUCTION TO BE PERMANENTLY STABILIZED.

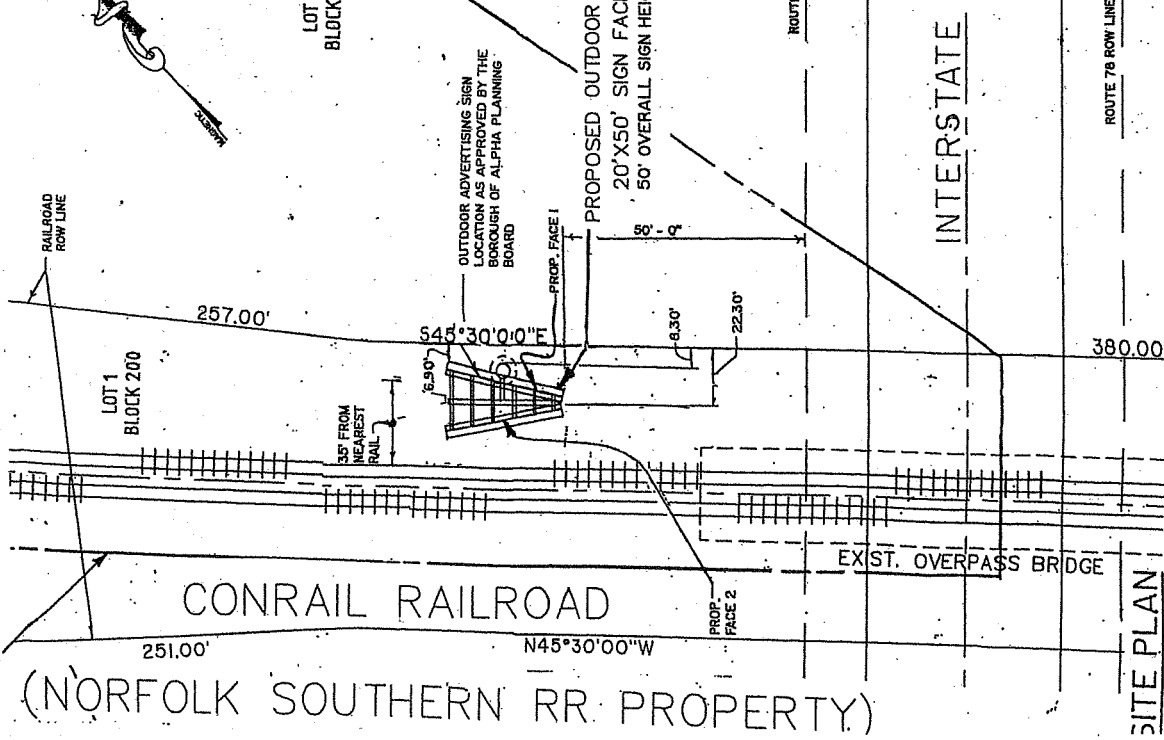
SITE PLAN

NORFOLK SOUTHERN RAILROAD PROPERTY
 ALPHA LOT 1 IN BLOCK 200 NEW JERSEY

DATE: 11/20/14 SCALE: 1"=50' OF 13-010

ENGTECO
 Engineering & Technical Resources, Inc.
 Consulting Engineers
 535 High Meadows Road, No. Haledon, N.J. 07508 tel: (973) 363-9223

ALEX J. ZEPPO Professional Engineer, N.J. Lic. No. 28725



NO.	DATE	DESCRIPTION	REVISIONS

NORFOLK SOUT
 ALPHA LOT 111
 DATE: 11/20/14 SCALE: 1"=50' OF 13-010

ENGTECO
 Engineering & Technical Resources, Inc.
 Consulting Engineers
 535 High Meadows Road
 ALEX J. ZEPPO P.E.

SITE PLAN
 Scale: 1" = 50'

NOTES

- 1) Footing design based on soil conditions of medium stiff clay. All footing dimensions are in feet and inches unless otherwise noted. 250 psi concrete and #4 rebar. Minimum 3' clear from base conditions exist.
- 2) Provide 7" cop plates for end of tension pipe. Cop plates to be welded at top and bottom.
- 3) Attached catwalks to be welded using 3/8" x 4" flats (2 req./catwalk).
- 4) Catwalk girders to be 314 s.s.f. expanded metal grating. (need to catwalk complete with 7" steel mesh, 1" x 6" @ 12" c/c)

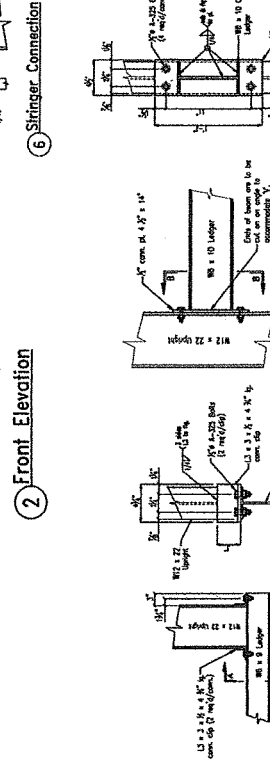
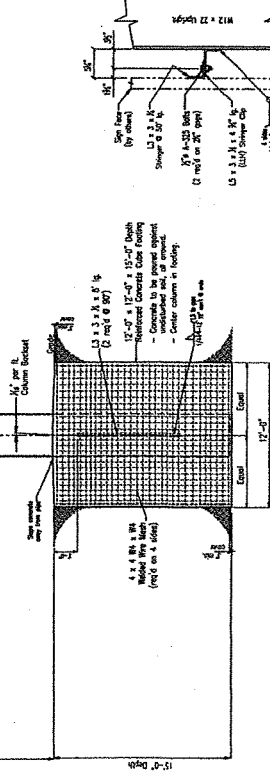
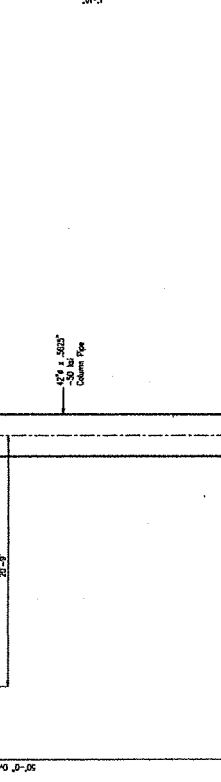
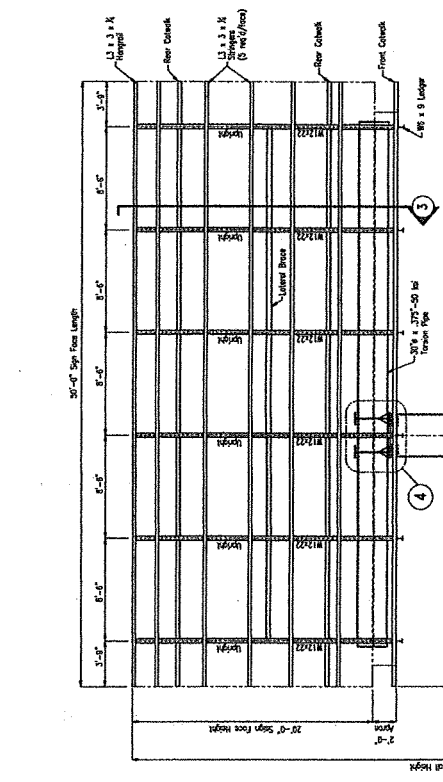
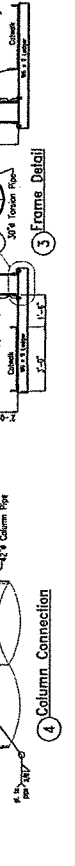
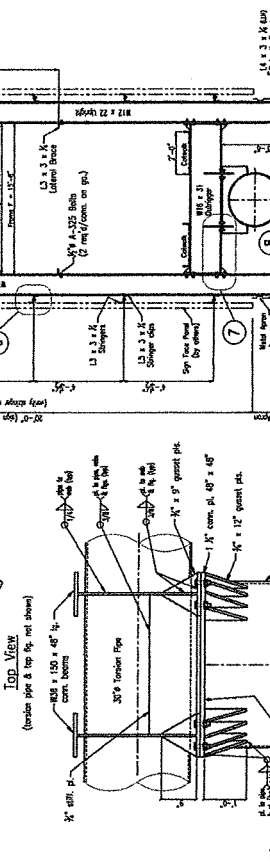
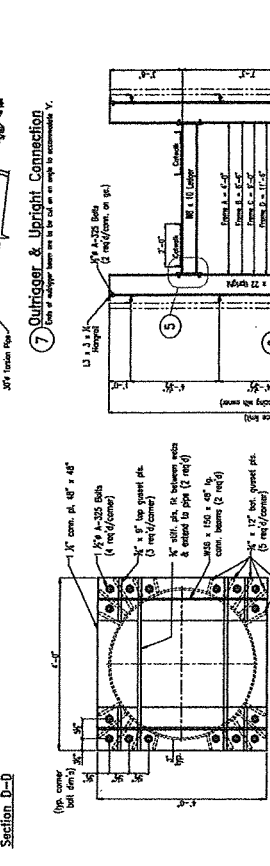
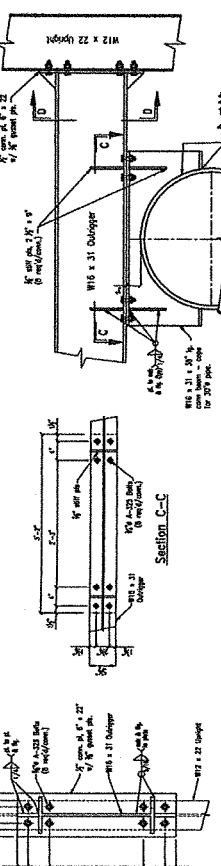
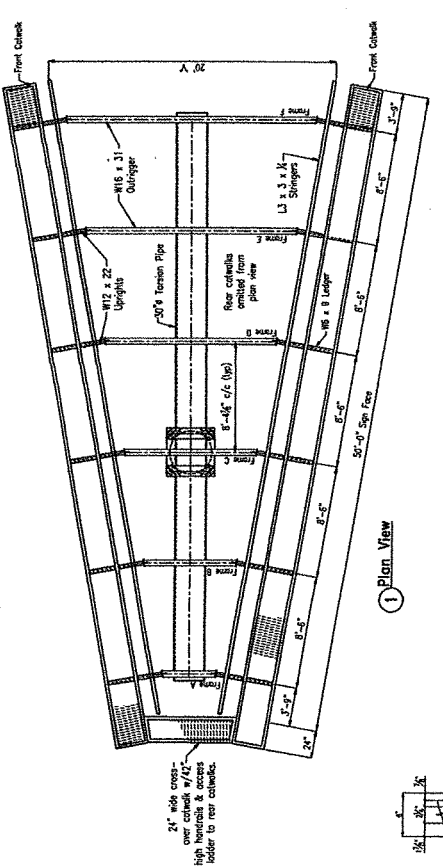


GENERAL NOTES

- 1) All work shall be done in accordance with the latest edition of the American Institute of Steel Construction, Inc. (AISC) Specification for Structural Steel Buildings.
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2009 I.B.C. (100 mph - Exp. C)
 Effective Engineering Solutions, L.P.
 1111 West Loop West, Suite 1000
 Houston, Texas 77028
 (813) 465-1070

PROJECT:	20' Y Structure @ 30'-0" Overall Height
CLIENT:	Bosco Meats
LOCATION:	Alpha, NJ
DESIGNED BY:	CEE
DRAWN BY:	DSH
DATE DRAWN:	1/9/01
SCALE:	1 of 1



15'-0" Depth

20'-0" Spn. Face Height

20'-0" Spn. Face Height

20'-0" Spn. Face Height