

LAND PLANNING SPECIAL COMMITTEE

JULY 10, 2017

Present: S. Galloway, D. Helm, S. Powell, B. Clark, T. Comitta

Review of Proposed Amendment - B-2 Zoning District - Signage - Promenade at Granite Run

Mr. Joseph Riper of Riley Riper Hollin & Colagreco, Attorneys At Law presented a redline version of a proposed Ordinance showing several changes based on discussion at the June 26, 2017 Committee Meeting. He presented several photos of the large screen video sign that is similar to what BET is proposing for the rear wall of the Cinebowl building facing the interior horseshoe.

Mr. Riper stated they would like to revise the Ordinance requiring a thirty second static change to all permitted changeable signs with an electrical changeable copy display that will maintain a static change of seven seconds.

Mr. Comitta commented on the number of store names on the pylon sign design. Mr. Riper stated as part of the store lease agreements, the stores not visible from the public street request to be on the pylon sign.

Mr. Clark stated that many stores are not visible and need sign visibility. He stated the problem is the busyness of the sign appearance. Mr. Clark stated there is no consistency in the style or type of individual store sign. He explained the two freestanding signs for each street frontage at six hundred square feet are in alignment with the design guidelines; however, the aesthetics are not, in his opinion.

Mr. Galloway asked how many pylon signs will be on the premises. Mr. Riper replied there will be two signs, one at Rt. 1 and the other at Rt. 352. Mr. Galloway asked if every store on lease will have a sign on the pylon display. Mr. Riper stated he is unsure. Mr. Galloway commented the video sign is not as large as he imagined, and he can live with the design. He asked if the sign will be strictly video. Mr. Riper stated in certain events there will also be audio. Mr. Galloway asked if there will be rock videos. Mr. Riper is uncertain and will check into this issue.

Mrs. Powell asked if there will be sound and speakers throughout the facility. Mr. Helm asked if the sound will be contained within the bowl or gathering area.

Mr. Galloway asked for a clearer idea of what the video will be used for and how late the screen will operate. Mr. Riper stated he will get all questions answered for a clearer understanding.

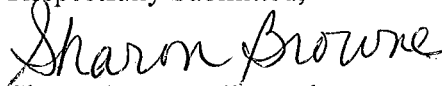
Mr. Galloway asked if the Ordinance is introduced at tonight's Council Meeting, what will the time frame be. Mr. Clark stated the time frame should have the ordinance available for final adoption by the end of August.

Mr. Galloway asked if the Ordinance should be introduced at tonight's regular meeting. Mr. Clark stated it would be allowable to get the process started, there being no risk on the Township's part. The risk would be to the applicant by moving ahead before all requested information has been provided.

Mr. Galloway thanked Mr. Comitta for his work in looking into the various issues.

There being no further questions, the meeting was adjourned by at 6:30 pm.

Respectfully Submitted,

  
Sharon Browne, Recorder