

BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC) MINUTES – June 12, 2019

Call to Order: The meeting was called to order at 8:30 pm.

General:

Present were Andrea Proctor (AP), Chairman John Morytko (JM), Lisa Shimamoto (LS), and Secretary Tom Dixon (TD). The April 10, 2019 Meeting minutes were approved.

Review:

Heller (Quick Chek sign) – 17 Route 206, Block 380.01 Lot 27, VB District:

Chris Hricko came to represent Heller Properties for the review of a freestanding sign that will list each tenant in the complex. The sign would be 18'9" high which greatly exceeds the allowable height, however, it has been located and configured as proposed to be clearly visible and readable by motorists passing on the highway. The following were noted:

- sign was proposed approximately in the middle of the property frontage for maximum visibility;
- current sign location is blocked by trees to the south;
- a ground sign might be hidden from view by other motor vehicles;
- the lowest sign panel must be a minimum distance off the ground to avoid being blocked;
- each panel and lettering font must be a minimum size to read;
- a gable top was added to give the sign character and improve its appearance; and
- relocation of the sign to a parking spot would require the bottom panel to be raised further, so that the overall sign height would be increased.

The ARC recommends that if reconfiguration becomes necessary to accommodate the appropriate sight distance, consideration be given to relocation or alteration rather than any increase in total sign height. The ARC acknowledges that the significant sign height can be justified because of the site constraints and improved aesthetics over the existing sign but may not endorse making the sign any higher than currently proposed.

New Business:

Susan Mirz resigned from her position on the Committee because she is moving.

Other:

none.

Adjourn: The meeting adjourned at 9:15 pm.