

RESOLUTION

PLANNING BOARD

TOWNSHIP OF LIVINGSTON, NEW JERSEY

Decided: January 22, 2013

Memorialized: February 12, 2013

Re: Application No. 2012-22-PFSP
Applicant: LTC Retail Owner, LLC
Premises: Town Center Way, Livingston, New Jersey
Block: 1501.11; Lot: 5 and Block: 1502: Lot: 1
Zone: Livingston Center Redevelopment Area

SUMMARY OF THE CASE

1. LTC Retail Owner, LLC (“Applicant”) is the owner of the retail portion of the Mixed Use District of Livingston Center Redevelopment Area (Site) which was created pursuant to and governed by the provisions of the Livingston Center Redevelopment Plan (“Redevelopment Plan”) adopted by Ordinance No. 16-2002.
2. The Applicant seeks Preliminary and Final Site Plan approval with deviations modifying the Preliminary and Final Site Plan approval previously granted by the Planning Board of the Township of Livingston (“Board”) on July 15, 2003 and as amended on various occasions thereafter. The Applicant proposes changes to the Comprehensive Mixed Use Sign and Awning Package Replacing Section VI.P.3 of the Redevelopment Plan (“Signage Package”) as last amended on February 3, 2009, and to add four more surface parking spaces by eliminating part of a pedestrian area.

3. The Applicant was represented by Robert A. Verdibello, Esq. of Connell Foley, LLP.
4. The Applicant has complied with all requirements of publication and service of notice, and has submitted proof that there are no taxes due or delinquent with respect to the Site.
5. Public hearings were heard before the Board on November 27, 2012, January 8, 2013 and January 22, 2013.
6. Testifying on behalf of the Applicant were:
 - A: Gary Szalc of the firm Casey & Keller, admitted as an expert in engineering and planning;
 - B: Michael Lanzafama, of the firm Casey & Keller, admitted as an expert in planning and engineering;
 - C: Robert Persichetti, owner of the firm Effective Sign Works, admitted as an expert in sign design.
7. The Signage Package now in force contains certain authorizations never implemented by the Applicant or its predecessor and which authorizations the Applicant now seeks to have removed:
 - a. One monument sign on East Mt. Pleasant Avenue eastward of Building A.

- d. One double-sided blade sign on the most-easterly pilaster of the East Mt. Pleasant Avenue façade of Building B.
- c. One double-sided blade sign on the most southerly pilaster of the North Livingston Avenue facade of Building C.
- d. One double-sided blade sign on the most southerly pilaster of the North Livingston Avenue facade of Building D.

In addition, Applicant seeks to remove an existing authorized small monument sign off East Mt. Pleasant Avenue in the center grassy area of the Esplanade.

- 8. No members of the public appeared either in support of or in objection to the Application.

FINDINGS OF FACT

- 1. The Applicant proposes to replace part of a pedestrian streetscape area, that is in front of Building E, with four new parking spaces to meet the demands of the tenants for additional outdoor parking. Pursuant to the provisions of the Redevelopment Plan, a deviation is required for the removal of part of the pedestrian area. The Applicant would also remove certain trees in that area as necessary to create the additional parking spaces. The Applicant agreed to replace or replant all of those removed trees elsewhere on the Site, and to comply with the provisions of Township Code Chapter 306 which require a permit for any tree removal when the caliper exceeds 4 inches or the height is in excess of 10 feet.

2. The Applicant presented testimony that the deviation should be granted because of exceptional difficulties or hardship relating to parking adequacy on the Site, that the grant of the deviation would advance the purposes of the Redevelopment Plan, and that the benefits therefrom would outweigh any detriment. The Applicant further presented testimony to establish that the grant of the deviation would not substantially impair the intent and purpose of the Redevelopment Plan since it would encourage additional customer traffic to the commercial portion of Livingston Town Center. Testimony established that short-term customers are reluctant to use the parking garage, and that the additional outdoor parking in closer proximity to the commercial uses will benefit the overall success of the Site.

3. The Applicant would add a new and larger monument sign at the Esplanade, adjacent to East Mt. Pleasant Avenue. In the course of the hearings, the Applicant amended the location, height and size of that sign with changes set forth in the Site Plan as revised on January 11, 2013, prepared by Casey & Keller. The sign was repositioned 14.4 feet from the face of the curbing on East Mt. Pleasant Avenue to improve lines of sight for motorists exiting the Esplanade. The design of the sign will incorporate features matching the architecture of the Site by using synthetic red brick and stucco elements that will be similar in appearance and color to the existing buildings. The sign would measure 7 feet 7&7/8 inches in width and 6 feet in height from the base of the sign, and 7 feet 3 inches in overall height from the ground. The sign would be double-sided and provide

identification of up to six commercial tenants on each side. Shielded external ground lights would be provided, and landscaping would be provided at the foot of the sign for esthetic benefits. The testimony of the Applicant established that the location of the monument sign has been set as far back as possible to allow proper visibility to oncoming motorists on East Mt. Pleasant Avenue while also providing an adequate line of sight for motorists exiting the Site.

- 4 The Applicant proposed additional changes to the Signage Package which would add two smaller monument signs to be set within the raised planter beds located in Lions Park at the intersection of East Mt. Pleasant Avenue and North Livingston Avenue. Each would be double-sided and identify up to 6 commercial tenants. One would be at a right angle to East Mt. Pleasant Avenue and the other at a right angle to North Livingston Avenue. Each would be installed 5 feet from the ROW line. The one on the East Mt. Pleasant Avenue frontage would be 4 feet from the retaining wall, approximately 39 feet from Building B and approximately 30 feet from the eastern tip of the landscaped area. The other would be approximately 3 feet from the retaining wall, 46 feet from the facade of Building C, and 32 feet from the northern tip of that landscaped area. For each sign, the height over-all would not exceed 4 feet 6 inches, the length over-all would not exceed 7 feet 7⁷/₈ inches, and the area of text would not be higher than 2 feet 9 inches or longer than 5 feet 5 inches. The dominant materials would be synthetic brick and synthetic stucco that match the adjacent building façade. The signs would be externally lighted by shielded ground lights.

5. The Applicant also proposes to alter an illuminated double-sided blade sign on the northern-most pilaster of the North Livingston Avenue façade of Building D adjacent to the intersection with Carillon Circle. This sign would have a change to the presently authorized text so as to identify up to two commercial tenants. A decorative topper with a height of 22 inches would be added to include identification of Livingston Town Center.

6. Section VI.P.3.d of the Redevelopment Plan permits only two small monument signs, and each may be a maximum of 4 feet in length and 3 feet in height. Therefore, deviations are required for each of the three proposed new monument signs. Applicant provided testimony that the monument signs are necessary for identification of retail and restaurant tenants to passing motorists and pedestrians; particularly in respect of tenants who do not have frontages on East Mt. Pleasant Avenue or North Livingston Avenue. Visual recognition of tenants by potential customers, and the ability to attract tenants for presently vacant non-residential units, are essential to the success of the Livingston Town Center. The grant of the deviations would advance the purposes of the Redevelopment Plan, and the benefits would outweigh any detriment. The grant of the deviations would not substantially impair the intent and purpose of the Redevelopment Plan since it would encourage additional customer traffic to the commercial portion of Livingston Town Center.

7. The Applicant agreed to comply with all requirements of the report, issued by the Township Engineer, dated September 26, 2012 and last revised on January 17, 2013.

CONCLUSIONS OF THE BOARD

The Board, having duly considered the evidence and testimony presented, and the Application and Site Plan as amended in the course of the hearings, concludes as follows:

1. The Board grants a deviation from the provisions of the Livingston Center Redevelopment Plan Section IV.E.1 to permit the removal of a portion of the pedestrian area in front of Building E to allow the addition of four surface parking spaces. The Board finds that the grant of the deviation addresses and advances the purposes of the Redevelopment Plan, the benefits substantially outweigh any detriments and would not substantially impair the intent and purpose of the Zoning Ordinance or Redevelopment Plan.
2. The Board grants deviations from the provisions of Section VI.P.3.d Livingston Center Redevelopment Plan to permit the installation of three monument signs, one in the Esplanade and two in Lions Park; as shown in the Site Plan dated 04-05-2012 Revision 9 dated 01-11-13. The grant of the deviations would advance the purposes of the Redevelopment Plan, and the benefits would outweigh any detriment. The grant of the deviation would not substantially impair the intent and purpose of the Zoning Ordinance or Redevelopment Plan.

3. The changes to the Comprehensive Mixed Use Sign and Awning Package Replacing Section VI.P.3 of the Redevelopment Plan, as last amended February 3, 2009, are hereby granted by adoption of a further amendment of this date attached hereto as Exhibit A and hereby incorporated herein.
4. Preliminary and Final Approval of the Site Plan as amended in the course of the hearings is hereby granted.
5. This approval is subject to the following conditions agreed to by the Applicant:

A: The Applicant shall apply for an applicable tree removal permit as to any trees which it seeks to remove in order to implement the approvals set forth herein or in the Resolution of the Board decided on May10, 2012 and memorialized on May 15, 2012. All replacement trees shall be planted on the Site.

B: New crosswalks at the intersection of the Esplanade and Town Center Way shall be of the same brick as presently in the area in which the new parking spaces will be installed, or of stamped brick-look asphalt, with marginal material of a different color; all as approved by the Township Engineer.

C: The Applicant shall install bollards between the parking spaces to be added and Building E. The size and location of the bollards shall be as approved by the Township Engineer.

D. All provisions of prior Resolutions adopted by the Board in respect of the Livingston Town Center shall remain in full force and effect except as expressly modified or superseded by this Resolution.

NOW THEREFORE, for the reasons set forth herein and as stated on the record by the Members of the Planning Board of the Township of Livingston, it is resolved that Preliminary and Final Site Plan approval with deviations from the provisions of the Livingston Center Redevelopment Plan be, and are hereby, granted and approved, subject to the terms and conditions as set forth herein.

This Resolution is a memorialization of the decision of the Livingston Planning Board made on January 22, 2013 wherein Board Members Klein, Dinar, Kalishman, Kimmel, Anthony, Meade, Ratner and Leopold voted in accordance with the terms and conditions set forth herein; the remaining Members having been absent from said hearing or not being eligible to vote.


Peter M. Klein, Chairman

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Planning Board of the Township of Livingston on February 12, 2013, memorializing the decision of the Planning Board made on January 22, 2013.



EXHIBIT A

SCHEDULE B

**Comprehensive Mixed Use Sign and Awning Package Replacing Section VI.P.3 of
the Redevelopment Plan
As amended January 22, 2013**

3. Mixed Use District
 - a. All dwellings shall clearly display the street address number on the primary building. Section 16-89(a)(2)(i) of the Livingston Land Use Ordinance shall not be applicable.
 - b. Awnings, signs (other than traffic and parking control signs) and umbrellas shall be allowed only as provided in sub-paragraphs “c” through “m” below, subject always to the provisions of the matrix attached hereto.
 - c. Not later than September 15, 2003 the Redevelopers shall submit for Planning Board approval a palette of 20 colors which will be the only colors used for signage or for awning fabrics unless expressly otherwise permitted below. Use of matching colors or combinations thereof by adjacent tenants may be discouraged.
 - d. Blade Signs: (i) Blade signs shall be required for each ground floor retail or commercial tenant and shall be situated near one public entrance at each sidewalk frontage of such a tenant. Allowable materials for blade signs are: (1) painted or stained and/or carved wood; (2) painted metal; (3) brushed finish aluminum, stainless steel, brass or bronze. Colors shall be selected from the palette of 20. Blade signs may be illuminated by miniature gooseneck fixtures or by a hidden light source integrated into the support brackets. Blade sign support brackets may vary in design. Each blade sign shall not exceed 2.5 x 2.0 feet, but different shapes may be utilized within those dimensions. Blade signs shall be placed under or between awnings, with the lowest portion of the sign 8.0 feet above the sidewalk, with its highest point no higher than the top point of the awning. Each second floor retail use and restaurant with a ground floor entrance may have a blade sign on its primary ground level entrance frontage. Such signs shall be mounted at the same height as blade signs for ground floor tenants.

(ii) One double-sided blade sign, *identifying up to two tenants in the Mixed Use District, with lettering indicating “enter” or similar language with an arrow pointing from North Livingston Avenue into Carillon Circle,* with exterior fluorescent lighting and with the lowest portion of such sign 8.0 feet above the sidewalk and with a sign height of not more than 6.0 feet *plus a decorative top of not more than 22 inches that identifies Livingston Town Center, and a width of not more than 3.0 feet, and depth of not more than 1.0 foot (including fluorescent light fixtures),* may be mounted on the North Livingston Avenue façade of Building D adjacent to the intersection with Carillon Circle provided that such sign does not extend more than 4.0 feet from the building façade.

~~(iii) One double-sided blade sign, with exterior fluorescent lighting and identifying up to two restaurants located in Building B, with a height of not more than 6.0 feet, width of not more than 3.0 feet and projecting not more than 4.0 feet from the building, may be mounted on the most-easterly pilaster of the East Mt. Pleasant Avenue façade of Building B closest to the right-of-way line and at a height above the ground floor tenant wall signs.~~

~~(iv) One double-sided blade sign, with exterior fluorescent lighting and identifying up to two restaurants located in Building C, with a height of not more than 6.0 feet, width of not more than 3.0 feet and projecting not more than 4.0 feet from the building, may be mounted on the most-southerly pilaster of the North Livingston Avenue façade of Building C closest to the right-of-way line and at a height above the ground floor tenant wall signs.~~

~~(v) One double-sided blade sign, with exterior fluorescent lighting and identifying up to two retail tenants of the Mixed Use District, with a height of not more than 6.0 feet, width of not more than 3.0 feet and projecting not more than 4.0 feet from the building, may be mounted on the most-southerly pilaster on the North Livingston Avenue façade of Building D closest to the right-of-way line. The lowest portion of such sign shall be not less than 8.0 feet above the sidewalk or pedestrian walkway.~~

~~(vi) No sign permitted under (iii), (iv) or (v) above shall be mounted so as to in any way obstruct the view of any tenant wall sign.~~

- e. Directory Signs: Three free standing directory signs showing the Livingston Town Center logo, listing tenants and including directional arrows and a graphic “key” map shall be provided. No advertising shall be permitted on such signs. The signs shall be at the locations shown on the approved Site Plan. The sign face and primary structure of each such sign shall not exceed 4.0 feet in width by 7.0 feet in height. Each may

have a base not more than 18.0 inches in height with not to exceed 1.0 foot of horizontal projection in any direction. The signs shall be of a decorative style and materials that match the style and materials of the buildings and street furniture. One wall-mounted directory sign for second floor tenants shall be located on the ground floor near the elevator serving Buildings B & C. It shall be of the same design but without the base. All directory signs may be internally or externally illuminated.

- f. Vehicular and Pedestrian Directory signage: Pole mounted, and wall or ceiling mounted directional signs shall be provided for pedestrian and vehicular traffic. Pole mounted signs shall project horizontally from their poles and have a height of 9.0 inches and a horizontal length of 2.0 feet 6.0 inches. Wall mounted blade directional signs shall have the same dimensions. Ceiling mounted directional signs shall be provided at the entry and exit portals of the parking structure and within the structure, shall have a height of 9.0 inches, a horizontal length of 3.0 feet, and shall be placed so that the lowest portion of the sign is no less than 8.0 feet 6.0 inches from the driveway surface. One wall sign, not to exceed 2.0 feet 6 inches in height and 14.0 feet in width, to identify the Pedestrian Way to the parking structure, shall be mounted on the exterior of Building E, directly above the entrance to that Pedestrian Way.
- g. Monument signs: (i) ~~Two~~ *One* small monument signs are permitted. ~~One~~ shall be located off East Mt. Pleasant Avenue in the center grassy area of the Esplanade, and the other near the intersection of Livingston Avenue and Mt. Pleasant Avenue in the center grassy area of the pedestrian way through Lions Park as shown on the Preliminary Subdivision Plat, Drawing No. 20.02 revised through 1-3-07. ~~The second sign shall include an arrow indicating direction to the vehicle entrance at Carillon Circle.~~ The sign face and primary structure of each such sign may be up to 4.0 feet in width. The height, including base, shall not exceed 3.0 feet. Decorative horizontal projections of the base may extend the width as much as 2.0 feet. The dominant materials shall be natural stone, or masonry, and the sign design shall be consistent with the architecture and street furniture. The signs shall be externally illuminated or by lighting behind non-illuminated lettering.
- ~~(ii) One double-sided monument sign, identifying retail tenants and restaurants, shall be permitted eastward of Building A. That sign shall be at a right angle to East Mt. Pleasant Avenue, with its base 7.0 feet from the easterly façade of Building A and not less than 3 feet and 3 inches from the easterly boundary of the Redevelopment Area. The height, including base, shall not exceed 8.5 feet. The sign face and primary structure may be up to 4.0 feet in width. Decorative horizontal projections~~

of the base may extend the width as much as 2.0 feet; however, the sign, including base, shall be no closer to the right-of-way line than 2.0 feet. The dominant materials shall be natural stone, or masonry, and the sign design shall be consistent with monument signs permitted under (i) above. The sign shall be externally illuminated or by lighting behind non-illuminated lettering. External lighting sources shall be completely shielded so as not to be visible from the street and so as to not spill light beyond the dimensions of the sign.

(ii) *One double-sided monument sign, identifying up to 6 retail or restaurant tenants, shall be permitted in the divider island of The Esplanade at a right angle to and a distance of 14 feet from the East Mt. Pleasant Avenue curb. The height over-all, including a base of 2 feet, shall not exceed 6 feet and the length over-all shall not exceed 7 feet 7&7/8 inches. The area of tenant text shall not be higher than 2 feet 9 inches or longer than 5 feet 5 inches. The dominant materials shall be synthetic brick and synthetic stucco that match the adjacent building façade. The sign shall be externally lighted by shielded ground lights.*

(iii) *Two double-sided monuments signs, each identifying up to 6 retail or restaurant tenants may be located in Lions Park. One shall be at a right angle to East Mt. Pleasant Avenue and the other at a right angle to North Livingston Avenue. Each shall be installed 5 feet from the ROW line. The one on the East Mt. Pleasant Avenue frontage shall be 4 feet from the retaining wall, approximately 39 feet from Building B and approximately 30 feet from the eastern tip of the landscaped area. The other shall be 5 feet from the North Livingston Avenue ROW line, approximately 3 feet from the retaining wall, 46 feet from the facade of Building C and 32 feet from the northern tip of that landscaped area. For each sign, the height over-all shall not exceed 4 feet 6 inches, the length over-all shall not exceed 7 feet 7&7/8 inches, and the area of text shall not be higher than 2 feet 9 inches or longer than 5 feet 5 inches. The dominant materials shall be synthetic brick and synthetic stucco that match the adjacent building façade. The signs shall be externally lighted by shielded ground lights.*

- h. Wall signs: (i) Wall signs for ground floor tenants shall be permitted within a sign band located over required awnings. They shall be affixed to a sign rail (raceway) painted to match the façade. The sign rail shall be affixed to decorative wall brackets. The sign band shall not exceed 30.0 inches in height. Any sign or lettering within the sign band shall not exceed 24.0 inches in height. For a single bay tenant, the lettering or sign shall not exceed 90% of the width of the bay. For a multiple-bay tenant, the dominant lettering or sign shall not exceed 90% of the bay that it is within, while any additional wall sign or lettering for that tenant shall not

exceed 60% of the width of the bay that it is within. In no case shall any wall sign or lettering exceed 27.0 feet in width. For purposes of this Section VI.P.3, a "bay" is the distance of void between any two of the following architectural features: pilaster, column or break. All wall signs shall be made of (1) painted, stained and/or carved wood; (2) painted metal; or (3) brushed finish aluminum, stainless steel, brass or bronze. Tenants shall be identified by name in lettering that shall be (1) gold colored letter forms carved into or applied to the surface of the sign; (2) single colored letter forms carved into or applied to the surface of the sign; or, (3) metallic solid-bodied letters, matte finish, with returns; or (4) painted metal letters with returns. All colors shall be from the palette approved by the Planning Board, except that proprietary signage colors of national tenants may be used for them. Signs may be lit by shielded downward gooseneck fixtures, up-lights or back-lights.

(ii) Wall signs for second floor tenants in Buildings B or C are permitted as follows: (1) Two vertical signs, each of which is to be located and centered on one of the two pilasters of the face of the second levels of the Buildings B and C knuckle facing Town Center Way. Each is to be used solely for one second floor restaurant tenant whose tenancy includes second floor terrace space in that building. These pilaster signs shall be on recessed wood-framed signage boxes 32 inches wide by 93 inches high and must contain a gold color element: either the box frame, the lettering or the logo or graphic. These signs shall be lit from above by two gooseneck light fixtures. Each such restaurant tenant also may have, and each first floor restaurant tenant may have, one horizontal wall sign mounted in the white band beneath the second floor restaurant's balcony. The second floor tenant's sign shall meet the standards applicable to a sign located in that band for a first floor restaurant tenant.

(2) Other second floor tenants in Buildings B or C on the East Mt. Pleasant Avenue or North Livingston Avenue frontages may each have, at a location on such frontage approved by the Planning Board, one placard wall sign on that frontage; provided that the total number of such signs shall not exceed 4 facing North Livingston Avenue, 4 facing Town Center Way, and 3 facing East Mt. Pleasant Avenue. Such signs shall each be similar in size to but not larger than the second story windows, shall be constructed of finished aluminum and shall be of one uniform color chosen from the approved color palette. Lettering shall be not be more than 8 inches in height for those signs facing Town Center Way and not more than 10 inches in height for those facing North Livingston Avenue or East Mt. Pleasant Avenue. Lighting will be of the gooseneck spotlight type only.

(iii) No window or awning signs shall be permitted on second floors.

- i. Clock tower: An internally illuminated clock face shall be located on each of the four sides of the clock tower. The clocks shall be calibrated, controlled and maintained so as to ensure that the clocks always show the correct time. Wall signs identifying the development may be mounted on the three sides of the clock tower that do not face Building E after approval of their design and illumination by the Planning Board.
- j. Window signs: Window signs directly on the inside surface of ground floor storefront window glass shall be permitted to display (1) that tenant's name and/or logo in white or gold, or (2) that tenant's information in white lettering. Such signs may appear in no more than the greater of one (1) window per tenant frontage or 50% of that tenant's total windows. The dimensions of such signs shall not exceed the maximums set out in the matrix. All other signs placed on windows, and internally illuminated window signs, are prohibited
- k. Restaurant Menu. Ground floor restaurants may have one menu holder sign case, not exceeding 2.0 square feet, mounted on the door, or the adjacent wall, of their primary public entrance. A second floor restaurant may have such a menu holder sign wall-mounted on the ground floor near the elevator serving Buildings B & C. Alternatively, second floor restaurants may share a sidewalk-mounted pedestal menu stand located adjacent to the exterior stairway in the passageway between Buildings B and C. The dimensions of such shared menu stand shall not exceed 4.0 square feet and the top of the sign shall not be more than 42 inches above the sidewalk.
- l. Awnings. Awnings are required elements of the ground floor retail and commercial frontages. All facades shall have awnings on each ground floor window except for arched windows. Each awning shall cover one window or bay. Such awnings shall extend 5.0 feet from the building façade at a uniform 30 degree angle. Awning brackets shall be either ornamental metal or painted metal in tones compatible with the awning color. All awnings shall be non-retractable and side panels are prohibited. Awning materials shall be opaque canvas or a canvas look-a-like in matte finish. Awning colors shall be consistent across an individual tenant's space and shall be from the palette of colors approved by the Planning Board. Awnings may be a single color or may be striped. No patterns other than stripes shall be permitted. Not to exceed 50% of all awnings may utilize a no greater than 3.0 foot x 3.0 foot area in the center of the awning for a tenant name or logo. Every awning shall have a valance. All valances shall be of the same height, which shall not exceed 8.0 inches or

be less than 6.0 inches. Tenant names or logos may appear on not more than 50% of the valances on that tenant's facade. Helvetica or proprietary type-faces may be used. Letters or logos on valances may not exceed 4.0 inches in height. Second floor retail or commercial tenants may have non-retractable awnings which meet the fabric, color, bracket and valance signage requirements for ground floor awnings. Such awnings shall extend 3.0 feet from the building façade at a 30 degree angle. Each shall be mounted within the brick frame of a single window. A second floor tenant electing to have awnings must have awnings for all of its windows, and all of that tenant's awnings must be of identical size and shape. Side panels are not permitted. Valances shall have a height of 6.0 inches.

- m. Café umbrellas. Café umbrellas are allowed for outdoor table seating, including terrace seating. They shall be opaque canvas or look-a-like fabric, in marketplace style, of solid colors and with no signage or symbols of any kind.
- n. The Matrix which accompanies the Comprehensive Mixed Use Sign and Awning Package approved on July 15, 2002 is hereby amended by adding an "Option 6", under "Wall Sign", which refers to 3.h.(ii) above and notes that such Option is available only to second floor tenants of Buildings B & C.
- o. Public Garage Awning. One awning covering both the entry and exit bays of the public garage in Building E is permitted. Such awning shall be consistent with the design requirements set forth in "l" above, except that side panels, text and logos may be provided as approved by the Planning Board. Wall-mounted down lighting of the awning may be provided as approved by the Planning Board.
- p. Rollable Signs. Not more than 10 free-standing double-sided non-illuminated rollable spring sidewalk display signs, on wheeled bases that facilitate relocation of the signs, are permitted. The purposes of such signs are solely to call attention to retail tenants (including restaurants) or to announce special events. Such signs may be displayed only on the sidewalks of Town Center Way or within the breezeway between Buildings B and C and under the second floor connector between those buildings; provided however that within the 48 hour period before a public service or non-commercial event one of the signs, modified to announce the event, may be displayed within Lions Park. The rollable display signs shall be within heavy-duty aluminum frames measure not more than 36 inches wide by 48 inches high and have an over-all height, including the

base, of 60 inches; except that two of the signs within the breezeway may have a display frame not more than 84 inches high and 26 inches wide and have an over-all height, including the base, of not more than 96 inches.