

BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC)

MINUTES – JANUARY 13, 2016

The meeting was called to order at 8:40 p.m. Present were Chairman Vince Gallo, Andrea Proctor, Susan Mirz, John Morytko, Lisa Shimamoto, and Tom Dixon (also acting as secretary). The August 12, 2015 minutes were approved: motion by Lisa; second by John; unanimous.

Business:

- Carol Barry wishes not to be reappointed to the ARC.
- ARC has received positive feedback on the CVS project.
- Byram Car Wash (WOSP 8-2014): Robert and Glen Palladino have yet to return to the Planning Board to address the bright red, lighted (24 hrs.) vacuum tops, and any other issues.
- Tomahawk Water Park: No update. (Previous minutes indicate: “No complete application yet; Planning Board engineer’s letter calls for full architectural information about the new retail concession stand, new pole building, and new water slide, as well as information about types of materials used and overall height of the buildings.)
- Consolidated School Apartments: County denied use of reduced right-of-way setback, so the parking lot must be moved toward the rear, and applicant must come before the Planning Board with revisions for site plan approval.

Review:

Quick Chek gas station and convenience store (Byram Diner site):

The developer, Ed Grasso of EAG Consulting, and his architect Oliver Young of Gary Kliesch and Associate Architects presented a conceptual design for a Quick Chek (QC) gas station/convenience store at the current Byram Diner site. Following are highlights:

- typical 77’W x 68’D Quick Chek building shown on elevation and plan views;
- building is approximately 23.6’H (depending on grading);
- top of building has parapet, houses HVAC/other equipment, drains to scuppers in rear;
- side building entrances allow employees to view gas filling area through front glass;
- height to bottom of canopy over the gas pumps ranges from 14’6” to 15’7” (depending on grading), and the height of the canopy itself must be a minimum of 3’;
- white residential building toward rear actually on subject property and will be removed.

Applicants intend to present before the Planning Board next month for site plan approval, including all required variances.

ARC:

- advised that Quick Chek concepts presented did not fit with vision for Byram's town center and master plan
- provided examples that are more in line with what the ARC is looking for, such as Lafayette QC (see exhibits) and new CVS on Route 206 in Byram;

- acknowledged that guidance given in the Master Plan and Design Guide to locate buildings near the “Main Street” (Route 206) corridor may not be practical for this particular convenience store because it would put the gas dispensing facilities immediately adjacent to the residential zone at the rear of the property;
- to minimize the “highway feel” of the corridor, requested consideration be given to the use of:
 - multiple construction materials;
 - transoms above the 8’H mark of the windows;
 - grills in the windows;
 - mansard roof (similar to QC in Sparta), shingles;
 - pitched roof over the gas pumps;
- will look for sample light post details that are consistent with those along Route 206;

Quick Chek:

- prefers to have 10-15 seats inside;
- requested details of black light posts that the ARC prefers;
- site lighting must be LED-type

Adjourn: 10:10 p.m. Motion by Lisa; second by John; unanimous.

EXHIBITS

