

BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC) MINUTES – APRIL 13, 2016

The meeting was called to order at 8:37 p.m. Present were Chairman Vince Gallo, Eric Serrilli, John Morytko, Lisa Shimamoto, Susan Mirz, and Tom Dixon (Secretary). The January 13, 2016 minutes were approved: motion by Lisa; second by Vince; unanimous.

Business:

- No parties expressing interest in volunteering for the open ARC seat were in attendance.
- Tom Dixon (also the Byram Township Zoning Officer) discussed the status of enforcement at the Byram Car Wash (WOSP 8-2014). Met with co-owner Glenn Paladino and discussed site issues including signage, lighting, vending machines, and building colors that deviated from those approved by resolution. Requested that previous and proposed site improvements be included in plans and submitted for review. Since the car wash lies within the Village Center District, plans should be brought to the Architectural Review Committee (ARC) prior to meeting with the Planning Board. A 4/7/16 letter from the owners' attorney acknowledged the request and indicated his client is in the process of retaining an engineer and will comply with the request.

Review:

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

The developer, Ed Grasso/EAG Consulting presented a revised design (dated 3/21/16) consisting of one plan sheet (A1) and two elevation sheets (A2 and A3) based on the comments provided during the January 13, 2016 ARC meeting.

Mr. Grasso stated that he intends to have his application deemed complete by the Planning Board on April 21st so he can present at the May 19th meeting for site plan approval, including all required variances.

ARC noted the current re-submission is significantly improved, but has the following comments:

- Request a sample of the “Pewter Gray” shingle material.
- Request that the “Pewter Gray” shingles be continued along the west elevation under the Quick Chek building sign as opposed to the green metal standing seam roofing shown.
- Request “Pewter Gray” shingles be used on the gas station canopy.
- Request the cream colored reveals behind the building sign be changed to forest green plank board siding.
- The canopy over the fuel dispensers is 18’-7” high and will cover part of the Quick Chek building sign. Request that the canopy be lowered and that forest green siding be used (similar to the Lafayette Quick Chek, photo included in 1/13/16 minutes).
- Prefer gooseneck-type sign lighting as opposed to backlighting.
- Use the 7-11 and Quick Chek stores in Sparta, NJ as examples of shingled roof canopies (not necessarily as examples of the color).



Quick Check – Sparta, NJ



Seven-Eleven – Sparta, NJ

Public Comment: no members of the public attended.

Closed Session:

- discussed resumes of those expressing an interest in filling the open ARC seat; and
- named John Morytko the ARC Co-Chair.

Adjourn: 10:18 p.m.