

## **BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC) MINUTES – MAY 11, 2016**

Meeting called to order at 8:46 p.m. Present were Chairman Vince Gallo, Co-Chairman John Morytko, Andrea Proctor, Eric Serrilli, Lisa Shimamoto, and Secretary Tom Dixon. The April 13, 2016 minutes were approved: motion by Eric Serrilli; second by John Morytko; unanimous.

### **Business:**

No parties interested in volunteering for the open ARC seat were present. However, Mr. Dixon spoke with April Zanne Johnson who indicated she plans to attend the next ARC meeting.

### **Review:**

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

The Applicant, developer Ed Grasso/EAG Consulting, and his architect Oliver Young/GK&A Architects presented a revised design consisting of one plan sheet (A1) and two elevation sheets (A2 and A3), all dated 5/4/16, and rendered elevation sheet (R1) dated 5/3/16.

Mr. Gallo expressed disappointment that most of the recent comments were not incorporated into the current proposal. Again, the ARC referenced the Lafayette Quick Chek as being very close to the desired look. Mr. Serrilli summarized the ARC's position that we are not looking for just the typical cookie-cutter Quick Chek building in Byram; we would like to see a *Byram neighborhood Quick Chek*. This would mean better incorporating the ideas presented in the "Byram Township Design Guide". He reminded Mr. Grasso that a favorable recommendation from the ARC may help reduce potential design/aesthetics questions and/or concerns from the Planning Board. Ms. Proctor added that since Byram is the "Township of Lakes", the Quick Chek should have more of a country flair.

Mr. Young stated he would develop multiple alternative designs to the elevations for the next meeting. He acknowledged the ARC's preference for something similar to the Lafayette Quick Chek (continue the "Pewter Gray" shingles underneath the Quick Chek building sign where green metal standing seam roofing is currently shown, change the cream colored reveals behind the building sign be changed to forest green plank board siding, utilize gooseneck-type sign lighting as opposed to backlighting, and provide a forest green canopy with a shingled roof). Mr. Gallo indicated that an all brick facade on the front elevation might be acceptable if the Quick Chek Corporation was opposed to using the plank board (Scott Olson, who was in public attendance, expressed his opinion that too much brick was already being used). A request was made to consider the following in the development of alternative(s) to enhance the building's exterior appearance (especially the large, flat, side walls):

- add detail to the brick to make more interesting;
- create relief (e.g. false columns); and/or
- install dormers.

Mr. Young stated he will also revisit the minimum height needed for the canopy. Drawings will be revised for review at the June 8th ARC meeting.

The following facilities were referenced during the discussion:



**Quick Check – Lafayette, NJ**



**Quick Check canopy – Sparta, NJ**



**Seven-Eleven canopy – Sparta, NJ**

**Public Comment:** Scott Olsen made suggestions to improve the buildings appearance which were incorporated into the ARC's requests to the Applicant.

**Adjourn:** 9:32 p.m.