

**BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC)  
MINUTES – June 8, 2016**

Meeting called to order. Present were Chairman Vince Gallo, Andrea Proctor, Eric Serrilli, Lisa Shimamoto, and Secretary Tom Dixon. April Johnson (candidate for the open ARC seat) was also in attendance. The May 11, 2016 minutes were approved.

**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 6/6/16. Mr. Young indicated that Quick Chek does not want to replicate the Lafayette Quick Chek, as it does not reflect their current branding.

The ARC noted that both the sides of the building, and the use of brick in lieu of the cream stucco, look much better. The following were suggested:

1. add transoms to side window elevations
2. restore brick columns between windows on front elevation
3. add sconce-like lighting to front and possibly side elevations that reflect the lighting style chosen for the parking areas
4. remove signage from side elevation pitched roof areas and replace with faux grills
5. for the tan facades of the pitched roof areas it was suggested to add horizontal scoring to give the illusion of plank board or another option that was discussed after the architect left the meeting was to consider using the green vertical metal roofing material in place of the tan material that's been proposed
6. increase the angled roofline as much as possible on the gas pump canopy

The Applicant was advised that the subsequent revisions can simply be submitted as opposed to making a presentation before the ARC.

After the Applicant left, the ARC discussed the possibility of using green metal siding in lieu of scored tan stucco on the dormers. Secretary Dixon will communicate this to the Applicant.

**Public Comment:** none.

**Business:**

April Johnson expressed interest in joining the ARC. A vote to recommend Ms Johnson's appointment was unanimous. Secretary Dixon will forward the recommendation to the Township Council for approval.

**Adjourn.**