

**BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC)
MINUTES – September 14, 2016**

The meeting was called to order at 8:35 pm. Present were Chairman Vince Gallo, Vice Chairman John Morytko, April Johnson, Susan Mirz, and Secretary Tom Dixon. The July 13, 2016 minutes were approved: motion by Vince Gallo; second by Susan Mirz; unanimous.

Review:

Venture II (Reis) Retail Center (next to Classic Bagel & Deli building):

The Applicant, Tony Reis, presented a proposal to construct a commercial building at 11 Route 206 (Block 27, Lot 383). The building would have two stories and a partial basement to house water tanks for fire suppression. The plan is to have three retail units and a restaurant on the first floor, and five apartments and a storage unit on the second floor.

The front faces of the retail spaces and the second floor dormers will be plankboard, and the front face of the restaurant will be stucco. Business awnings will be made of wood and/or metal. The roofing will be “3D-type” asphalt shingles. He envisions using a neutral color palate.

The ARC was happy with Mr. Reis’ presentation. He will return for another review once the plans are more developed.

Mavis Discount Tire (currently STS Tire):

An application to change existing STS business signage at 58 Route 206 (Block 365, Lot 1.02), located in the “Village Center” zone, to Mavis Discount Tire was submitted to the Zoning Officer. The Applicant proposed to paint the entire roof a bright, light blue color which is part of Mavis’ branding. The Zoning Officer denied the zoning permit, citing Byram Township Code § 240-80.H.(3)(c) which states “Buildings may not be painted in bold colors...”. The Applicant was advised to meet with the ARC to pursue a potential remedy.

The general feeling of the ARC was that painting the entire mansard roof face a bold, light blue would not be acceptable. It hopes the Applicant would be amenable to using a standard roof color and limiting the bold colors of Mavis’ branding to a wall sign.

Public Comment: none.

Adjourn: 9:35 pm.