

## **BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC) MINUTES – October 12, 2016**

The meeting was called to order at 8:30 pm. Present were Vice Chairman John Morytko, Eric Serrilli, Lisa Shimamoto, and Secretary Tom Dixon. Approval of the July 13, 2016 minutes was delayed so that attendees of that meeting have a chance to comment in person.

### **Review:**

#### ***Mavis Discount Tire (currently STS Tire):***

Derek Jordan and Stephen Cooper of Bohler Engineering came to discuss the Mavis Discount Tire sign application at 58 Route 206 (Block 365, Lot 1.02), in the “Village Center” zone. The application was denied by the Zoning Officer because the Applicant (Mavis) proposed painting the roof a bold color which is not allowed per Byram Township Code § 240-80.H.(3)(c). Therefore, approval must be granted by the Planning Board, either through a variance from the full Board if the color remains bold, or through a site plan waiver by the Site Plan Subcommittee if the color is changed to something deemed not bold. The Bohler representatives were advised that the ARC is advisory only, while the Planning Board is regulatory; they can impose any of the ARC’s or its own recommendations it sees appropriate.

The ARC asked if using either of the following could be considered:

1. a standard roof color and limiting the bold colors of Mavis’ branding to a wall sign, or
2. more muted colors for the roof.

Bohler will present these to the Applicant, but thought they would only consider pursuing the second option (muted colors). Bohler will make a revised submission, but might not be required to appear before the ARC. They envision the signs will be internally lit.

The ARC expressed a preference for a color close to what was used in Chester (similar color was used in Freehold, and a slightly brighter color was used in Newton).

### **Public Comment:**

A member of the public asked if the portable “Tire Sale” sign is allowed. The Secretary (who is also the Township’s Zoning Officer) said it is not and asked the Bohler representatives to pass along a request to have the sign removed. This person also commented that they would like to see a more historic color used. Public comment period was then closed.

### **Updates from Other Committees:**

Lisa Shimamoto attended a recent meeting held to coordinate between different Township committees. Items that were discussed included: trail maintenance is currently done by the Environmental Commission, Recreation Committee will increase their role; Open Space Committee has only one property near Indian Springs Road, and is focusing efforts on maintenance; and, discussions took place on how to promote our trails and businesses.

Ms. Shimamoto also reported that the Planning Board Chairman expressed satisfaction with the ARC's work and that the intent is for the ARC to continue supporting the Planning Board.

**Other Discussion:**

The ARC would like to come up with an acceptable (Pantone) color palette that could be introduced into law. This palette could be provided to applicants, and avoid referencing such subjective current language as "bold".

**Adjourn:** 9:10 pm.