

BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC)

MINUTES – January 11, 2017

The meeting was called to order at 8:30 pm. Present were Chairman Vince Gallo, Vice Chairman John Morytko, Andrea Proctor, Lisa Shimamoto, Susan Mirz, and Secretary Tom Dixon. The November and December minutes were approved (December meeting did not have a quorum).

General

The ARC Secretary reminded the members that due to OPRA requirements, we cannot have e-mail conversations where we discuss applications by using “reply to all” button because doing so could constitute meeting without involving the public.

Review:

The Liquor Factory (old CVS unit in Acorn Plaza) – 8 Route 206, Block 42 Lot 113:

1. The ARC noted that this business is located on the first property entering Byram along Route 206 northbound.
2. Sheets were provided for wall signs on both the Route 206 and store entrance walls.
3. Details of the freestanding sign in the grass area were not included in the submission, and shall be provided if it is proposed to be used to advertise Liquor Factory.
4. The ARC is not in favor of any sign along the Route 206 wall except for the previous “CVS PHARMACY” sign location.
5. No window signs were shown on the sheets submitted. The ARC would not be in favor of any window signs along the Route 206 wall. If window signs are proposed along the store entrance wall, plans shall be provided for review.
6. The plans do not indicate that the light box previously used for “PHARMACY DEPT.”, and the ARC suggests it be removed.
7. The ARC neither knows of any other local Liquor Factory that uses the “LF” sign shown on the store entrance wall, nor wishes to endorse its use here. The ARC suggests spelling out “LIQUOR FACTORY” in smaller letters at the previous “CVS PHARMACY” sign location.

Further, the ARC noted that there is a dumpster and a stockade fence on the lawn (accessory structures in the front yard).

Adjourn: 9:15 pm.

