

# **BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC)**

## **MINUTES – November 8, 2017**

**Call to Order:** The meeting was called to order at 8:35 pm.

### **General:**

Present were Vice Chairman John Morytko (JM), Andrea Proctor (AP), Eric Serrilli (ES), Lisa Shimamoto (LS), Susan Mirz (SM), and Secretary Tom Dixon (TD). The October 25, 2017 Special Meeting minutes were approved.

### **Reviews:**

#### ***Byram Car Wash – 56 Route 206, Block 365 Lot 1.01, VC District:***

Byram Car Wash was represented by owners Glenn and Robert Paladino (Applicants). Their attorney, Carmine Campanile, had passed away since our last meeting so the car wash retained another attorney, not in attendance. Their engineer is still Anthony Marucci, also not in attendance. TD (also Township zoning officer) called Mr. Marucci to get a pdf copy of the current files but was unable to make contact. The following were discussed:

1. The Applicants are proposing installation of kiosks to keep up with current business practices, and speed up customer wait times.
2. Pursuant to a comment made by the ARC during the August 9, 2017 review meeting, the Applicants advised that they angled the roof lights down and set to them to turn off at 12:00 a.m. instead of 2:00 a.m., to lessen off-site impacts.
3. The red lights are hard wired to the vacuums, which are available 24/7, and help with security.
4. The Applicants eventually wish to replace their existing blue canopy at the entrance with a red one. Since red is a bold color the ARC recommends that the Applicant be required to present the color for ARC review as a condition of approval, if granted.
5. The Applicants were advised that the Planning Board will likely want the following:
  - a. list of all variances required, including those needed pursuant to Chapter 240 Article VIII for signage (a sign is generally any device using display or illumination to advertise or attract attention, such that items like banners/flags, sandwich boards/Windmasters, covered barrels, and string lights shall be addressed);
  - b. location of all signs clearly indicated on the plans; and
  - c. dimensions of all signs provided, including overall height.
6. The Applicants will measure all signs to present in application;
7. The Applicants advised that maintenance will be done on their property to keep the ground sign replacing the free-standing sign visible.

Photos taken 11/8/17



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<b>GOLD</b> TRIPLE FOAM EXTERIOR WASH CLEAR COAT RUSTER UNDERCARRIAGE	<b>\$13</b>
<b>BASIC</b> WASH \$8	<b>SILVER</b> EXTERIOR WASH CLEAR COAT RUSTER UNDERCARRIAGE \$11

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***Chase Bank – 80 Route 206 (at Lackawanna Drive), Block 365 Lot 1.01, VB District:***

Chase Bank had applied for, and was granted, site plan approval for improvements including multiple variances from the Planning Board. One of the variances requested was for an illuminated wall sign on the southern building face along Lackawanna Drive; however, the Planning Board felt it was unnecessary. The Applicant withdrew the request and indicated they would return to the Planning Board if they feel the sign is still needed.

The ARC had reviewed the original application and issued a November 16, 2016 memorandum to the Planning Board indicating that we had no issues with the site signage. The sign at that time was 2'-2¼"H x 11'-8½" (25.6 square feet).

Chase has since decided that the sign is indeed needed, and has submitted an application to the Planning Board for a variance. The sign has been enlarged 44% over what was previously proposed to 2'-7½"H x 14'-¾" (36.9 square feet). The ARC feels that although the sign area has increased, it would visually appear to be appropriately scaled for the building.

**Adjourn:** The meeting adjourned at 9:50 pm.