

BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC) MINUTES – March 14, 2018

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

General:

Present were Andrea Proctor (AP), Eric Serrilli (ES), Lisa Shimamoto (LS), Susan Mirz (SM), and Secretary Tom Dixon (TD). The November 8, 2017 Meeting minutes were approved.

Review:

Anty Trucking – 9 Lackawanna Drive, Block 226 Lot 16, IPR District:

Anty Trucking submitted an amended site plan and variance application for a proposed facility at the current Byram Land Development site. The application was referred to the ARC for review before the 4/26/18 Planning Board hearing. Anty Trucking was represented at the ARC meeting by their dispatcher, Richard Kretschmaier, and attorney, Michael Lavigne.

Lisa Shimamoto advised she had previously worked with Anty Trucking and would be recusing herself from Planning Board voting. She added that if Mr. Lavigne had an issue with her actively participating in the ARC meeting, she would step down. The ARC is advisory to the Planning Board, and not a regulatory entity. Mr. Lavigne indicated he had no objection to Ms. Shimamoto sitting for the ARC meeting.

Anty Trucking proposes to construct:

- a 20'W x 40'L addition to the existing building;
- two (2) 80'W x 160'L x 28'H translucent fabric buildings (as manufactured by BigTop);
- a 20'W x 80'L ramp and 25' square platform to access the existing building; and
- miscellaneous site improvements.

The ARC thought that the addition was fine provided it is constructed with similar materials and colors as the existing building, and thought similar construction would look nicer for the two (2) storage structures than the fabric proposed. The two fabric structures will be used for “cold” storage, which may be stacked inside, and will not have lighting.

The ARC had questions on the durability (what warranty is provided) and appearance of the fabric over time, including its resistance to mold/mildew, discoloration, and deformation. Anty Trucking indicated that they have not used these fabric structures before so they cannot comment on these issues. It was suggested that if fabric-type structures were acceptable, Anty Trucking consider placing them on top of masonry foundation walls to preserve their integrity and appearance. Mr. Kretschmaier did not believe that any concrete walls or base slabs were envisioned. The ARC then asked how the structures would be anchored, ventilated, and cleaned.

ARC members indicated a desire to see, in person, similar representative structure(s) locally. Mr. Kretschmaier indicated he would try to find examples.

The ARC questioned whether the quarry license required any vegetative restoration at the end of quarry operation. Mr. Lavigne said he did not believe the lower quarry was part of the license and that restoration may not be required. The ARC indicated that proper landscaping would improve the appearance of the site, and also suggested the use of plantings around the storage structures' perimeter.

The ARC indicated that it cannot make a recommendation without more information, and would especially like to see a sample of the fabric in the color proposed. Anty Trucking will plan to attend the April 11, 2018 ARC meeting prior to the April 19, 2018 Planning Board hearing.

Adjourn: The meeting adjourned at 10:30 pm.