

**BYRAM TOWNSHIP
ARCHITECTURAL REVIEW COMMITTEE
AGENDA, MARCH 11, 2015**

Call to order. Minutes: January 14, 2015 minutes for review and approval.

Correspondence and updates:

Hopatcong's River Styx Form Based Code: Design requirements and gradual change to new uses and standards.

Two articles on McMansion comeback: Toll Brothers luxury developments; Census report that in 2014 average house size was 2,400 sf (1,000 sf bigger than in 1992).

Report on economic development strategies in Hunterdon County: Similar to Sussex—attract new businesses/residents, while maintain natural beauty and quality of life. Problems and strategies: lack of variety in housing, including affordable housing; lack of public transportation; vacant offices; need to promote the arts and eco-tourism.

Rutgers University Press: Book due in October: “New Jersey’s Post-Suburban Economy,” by the Dean of Rutgers’ Bloustein School of Planning and Public Policy and Rutgers economist.

Notes from Smart Growth America May 2012 workshops: emailed to ARC on 1/16/15. How to bring about the Master Plan Village Center vision.

Business:

Planning Board:

- No current applications for ARC review.
- Memo to Planning Board about Car Wash: Vince. (Planning Board resolution emailed to ARC members on 12/24/14.)
- Comments on final draft of sign ordinance. John Morytko is ARC/Planning Board representative reviewing this. Final draft ordinance emailed to ARC on March 4.

No Net Loss tree planting sites: ARC recommendations?

Economic Development Advisory Committee: Update from Eric Serrilli (table until April).

Visiting speakers: Ideas.

Adjourn.