

**BYRAM TOWNSHIP
ARCHITECTURAL REVIEW COMMITTEE
AGENDA, JULY 8, 2015**

Call to order. Minutes: May minutes for review and approval.

Correspondence and updates:

New sign ordinance: Letter to go to all businesses with copy of ordinance; most violations easy to resolve, no fee; those who don't comply or contact the Zoning Officer by late summer to get Notice of Violation.

No Net Loss tree planting sites: Margaret still working on town-wide general planting plan; contractor to prepare detailed plan and manage the grant.

Articles:

- From NY-NJ Trail Conference Trail Walker---about towns along major hiking trails attracting hikers (“tactical placemaking”) as an economic development strategy.
- American Independent Business Alliance—“Helping communities and local independent businesses thrive.” Help with Indie Business Alliances, Buy Local campaigns, etc. Article: *How Will Communities Fare If Big Box Stores Stumble?* Argues that the chain-store retail bubble will burst. This retail capacity growing three times faster than the US population; US already has 10 times more retail capacity than many European countries. Chain closing stores at an increasing rate. Independent businesses create many more good local jobs (their own employees and the professionals they use) and spend much more of their profit locally.
- Smart Growth Online: Economic trends and company relocations favoring community character and quality of life for their employees. Quality of life assets as a tool for economic development.
- What some current ratables in Byram pay in taxes.
- Neighborhoods First: Brainerd MINN takes small steps to improve (lots of landscaping, outdoor spaces, bike lanes).
- Spring Street, Newton: various ideas; concentrate on attracting interesting small businesses rather than on ratables; fund-raising to help get places like this started.
- Re-use of commercial spaces: article from Eric in June, from PlanSmart. To help create vibrant, mixed-use places.

Business:

Planning Board:

- Memo to Planning Board about Car Wash: Submitted May 19; no response.
- Upcoming commercial applications (may or may not require ARC review):
 - ✓ Cartridge Actuated amended site plan (seeking approval for buildings already constructed): at Planning Board July 16; ARC has no comments.

- ✓ Village School Apartments: at Consolidated School; 21 apartments (1 -2 bedrooms, 4 low-income). No major changes to exterior of building; ARC also reviews landscaping, outside furniture, general aesthetics. No complete application yet.
- ✓ Tomahawk Water Park: adding a water slide, a retail concession stand, changing a tent to a permanent building. Scheduled at Planning Board July 16, but may be later.
- ✓ Jefferson Lake Day Camp: changing 4 buildings to 2. Approved. ***Proposed revisions to buildings for ARC review tonight.***
- ✓ Mohawk Pool and Spa: approved.

Economic Development Advisory Committee: Update from Eric Serrilli.

Visiting speakers: Ideas.

Margaret's retirement: September 1.

Adjourn.