

BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE

MINUTES, MARCH 11, 2015

The meeting was called to order at 8:35 p.m. Present were Chairman Vince Gallo, Susan Mirz, Andrea Proctor, Carol Barry, Lisa Shimamoto, John Morytko, and Margaret McGarrity (also acting as secretary).

The January 14, 2015 minutes were approved, pending minor revisions on the paragraph about an ARC memo to the Planning Board regarding the car wash: motion by Andrea; second by Vince; unanimous.

Correspondence and updates:

Hopatcong's River Styx Form Based Code: A very detailed and comprehensive ordinance, which emphasizes that the Land Use Board is to gradually shift the use and appearance of this commercial mixed-use district toward the ideal expressed in this code, through the decisions it makes as it approves individual development applications. Is Byram using the ideals in its Master Plan, ordinances, and Design Guide to bring about such changes along Route 206?

Notes from Smart Growth America May 2012 workshops: A lot of this discussion was about how to bring about the ideals defined in Byram's Master Plan Village Center vision. The Smart Growth America speakers emphasized the difficulties of actually building the kind of development envisioned in the plan and of finding developers and financiers who are versed in this type of project.

Business:

Planning Board:

- Sign ordinance: Lisa and John explained that this ordinance makes very few substantive changes but merges the existing ordinances, so that they are easier to understand for Township officials and for businesses. There were changes regarding sandwich boards—no lights, no moving parts, sized for pedestrian visibility rather than for passing cars. Also, signs for special events were limited to only four occasions per year.

Other issues that may be discussed later include the issue of abandoned signs and when they can be removed, which was raised by John, and whether things like the car wash vacuums or vending machines are 'utilities' or signs or advertisements.

The Planning Board discussed enforcement; it is the Township's intention to enforce this ordinance. Members of the Economic Development Advisory Committee want enforcement to be managed so that local businesses aren't harmed.
- Vince's memo to the Planning Board about the Byram Car Wash: Vince will write a final draft, to be sent to the Planning Board when the car wash comes for site plan

review—and to be copied to the Zoning Officer. The ARC remains concerned about the enforcement process, to make sure that what the Planning Board resolution approves (in this case, the specific façade colors that the ARC agreed to) is what is actually put in place. Vince will cite Pro Plaza, which obtained Planning Board approval for a certain architectural design but was very different in appearance when finally built.

No Net Loss tree planting grant: Within a week, ARC members are to send to Margaret suggested sites for planting the 1,058 trees Byram will get under this grant; sites must be on public land (local, county, state, including possibly roadside rights-of-way). The ARC supported the idea of using these trees to help improve the appearance of abandoned sites along Route 206 (the old motel site between Byram Diner and Pro Plaza, Beck's gas station at 206/High Glen, the parcel south of former Barone's restaurant) and also to landscape the roadside where the Village Center Zone meets Route 206. At the same time, the ARC wants to understand why Byram's ordinances can't be used to improve these abandoned sites—Margaret will speak to the Acting Zoning Officer. Margaret also recommended using No Net Loss trees to help create a boulevard appearance to Route 206 in the Cranberry Lake commercial area.

Adjourn: 9:55. Motion by John; second by Lisa.