

BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE

MINUTES, JULY 8, 2015

The meeting was called to order at 8:40 p.m. Present were Chairman Vince Gallo, Carol Barry, Lisa Shimamoto, John Morytko, Eric Serrilli, and Margaret McGarrity (also acting as secretary).

The May 13, 2015 minutes were approved: motion by Lisa; second by Carol; unanimous.

Business:

Planning Board:

- Byram Car Wash memo: submitted to the Planning Board on May 19 and was sent out with Board members' packets; no discussion, except for brief concerns that the back of the car wash building wasn't redone. Nothing about how to enforce agreements about color or other aesthetic details, except that this depends on the new zoning officer.
- Jefferson Lake Day Camp application: The ARC already submitted a short memo in support of the architectural design and also voted to support the proposed revisions under discussion tonight. Margaret will email the Camp manager and copy the Planning Board secretary.
- Consolidated School apartments: No complete application yet.
- Quick Chek gas station proposal for 206/Brookwood Road: to bring drawings for review at the August ARC meeting.
- Tomahawk Water Park: Margaret will get this application so that the ARC can review the concession stand and the permanent building to replace a tent. On what Planning Board agenda?
- Mohawk Pool and Spa: approved by Planning Board, as explained by Lisa:
 - ✓ They will keep the lawn streetside parking near the tennis court parking lot but subtract 19 spaces from the lot near the lake;
 - ✓ They will add a buffer between the parking lot and the lake and the required buffer along the rest of the lake shore (80% of the distance and 10 feet wide) and will make sure silt from the lot is not going into the lagoon;
 - ✓ There is adequate landscaping around the tennis court parking lot;
 - ✓ No new lighting will be allowed, except for low lights along paths;
 - ✓ Lot line adjustment approved, but not the houses or septic locations. The applicant committed to keeping the houses small, in proportion to the lot sizes.

Ideas for speakers about developing the Village Center Zone: The ARC agreed that the timing of doing this is important—perhaps after the economic feasibility study is finished.

Economic Development Advisory Committee (EDAC): Eric missed the last meeting, but gave a general update. Two EDAC members (Nancy Eisenberg and Joanne Smith) gave a presentation

to the Township Council yesterday on the possibility of a PILOT program (Payment in Lieu of Taxes). Nancy is the new EDAC chair.

Township Planner Paul Gleitz and his partner are working on a \$35,000 (Highlands Council funding), 7-month 'Byram Sustainable Economic Element with Market Feasibility Analysis,' which will be reviewed by a new ad-hoc steering committee—Lisa, John and Eric are on that committee and will communicate with the ARC and Environmental Commission. Also on the committee are Planning Board Chair George Shivas, Council Members Scott Olson and Marie Raffay, Township Manager Joe Sabatini, Municipal Clerk Doris Flynn, Nancy Eisenberg and Monica Osgood, along with other EDAC members.

The EDAC has helped establish a Byram Business Owners Association, which will meet soon for a second time. The BBOA will work independently on downtown development efforts.

Margaret's retirement on September 1: Margaret will sort the substantial ARC research materials in her office, so they can be used easily. Vince will draft a letter to the Township manager about replacing Margaret as secretary/member.

Adjourn: 9:30 p.m. Motion by Lisa; second by Eric.