

BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC)

MINUTES – July 13, 2016

The meeting was called to order at 8:35 pm. Present were Chairman Vince Gallo, Vice Chairman John Morytko, Andrea Proctor, April Johnson, Lisa Shimamoto, Susan Mirz, and Secretary Tom Dixon. The June 8, 2016 minutes were approved.

Review:

Quick Chek gas station and convenience store (Byram Diner site):

The Applicant, developer Ed Grasso/EAG Consulting, submitted the latest version of plans for review, consisting of one plan sheet (A1), two elevation sheets (A2 and A3), and rendered elevation sheet (R1) all having a revision date of 6/29/16.

The ARC noted the following is response to comments provided during the previous review:

1. transoms were added to side window elevations;
2. brick columns were put back between windows on front elevation;
3. two (2) "AAR Providence" sconce lights were added to the front of the building, and none were added to the side elevations;
4. signage on the side elevation pitched roof areas were replaced with faux grills;
5. green metal siding was not used to replace the tan facades of the pitched roof areas, however the surface was scored horizontally to give the illusion of plank board; and
6. gas pump canopy roofline remained largely unchanged.

The ARC then discussed sending a memo to the Planning Board documenting the review process. The memo will highlight the five (5) submissions that were reviewed, and note that the building was improved relative to the initial submission, however, overall the ARC was disappointed.

The ARC had wanted to see a product that looked less like a typical cookie-cutter Quick Chek and more like a "Byram neighborhood Quick Chek". The Lafayette Quick Chek was referred to on several occasions as having the following features that would help create the desired look:

1. forest green plank board behind the Quick Chek building sign;
2. gooseneck lighting above, as opposed to internally illuminated Quick Check sign; and
3. shingled, pitched roof canopy over the fuel pumps.

The ARC would have also liked to see the use of a combination of different materials (e.g stone).

Public Comment: none.

Adjourn: 9:25 pm.