

BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC) MINUTES – November 9, 2016

The meeting was called to order at 8:30 pm. Present were Chairman Vince Gallo, Vice Chairman John Morytko, Lisa Shimamoto, Susan Mirz, and Secretary Tom Dixon. Both the September (motion by VG, 2nd by JM) and October (motion by LS, 2nd by JM) minutes were approved.

Review:

JP Morgan Chase Bank (corner of Route 206NB and Lackawanna Drive):

Chase was represented by Kenneth Terzo, VP (Chase), James T. Lalli, AIA, LEED, AP (Core States Group), and Kevin Boris (Price, Meese, Shulman &D'Arminio). The following was presented:

1. Covered entrance canopy in front will provide better protection.
2. Drive-throughs will be replaced by ATMs.
3. Walk-up ATM in front will become a night drop.
4. The white lettering and blue logos on the pylon and building signs will be illuminated. The gray will be solid. The size of the wall sign along Lackawanna Drive appears to be in proportion with the area of the building face.

Based on our discussions, we have the following comments:

1. The ARC is in favor of the existing building structure and all of the embellishments that are being proposed, including the covered entrance canopy in front.
2. Acorn-type sconce lighting is preferred to the contemporary wall packs proposed. The ARC suggested that the sconce lighting reflect the look and feel of the lamppost lighting proposed for the parking lot area.
3. The ARC has no issues with the building and site signage that was presented.

Mavis Discount Tire (currently STS Tire):

The Mavis Discount Tire sign permit application was previously denied because a bold roof color was proposed in the “Village Center” zone, and a variance from Byram Township Code § 240-80.H.(3)(c) from the Zoning Board of Adjustment (Planning Board) would be required. The Planning Board Chair was contacted by the zoning officer and agreed that for expediency, the Applicant could present its proposal to the ARC for comment prior to applying to the Planning Board.

The ARC advised Stephen Cooper/Bohler Engineering (Mavis' representative) that it was not in favor of the proposed roof color and requested that either a standard roof, or a more muted color be used. Provided that one of these suggestions were acceptable, Mr. Cooper could simply submit new materials without making a presentation. On 11/2/16, Mr. Cooper submitted a revised plan specifying the color HC-134 Tarrytown Green (Historical Color Collection) by Benjamin Moore for the roof. However, on 11/7/16, Mr. Cooper advised that Mavis would also like to paint the bricks white. Updated renderings were not provided.

The ARC came to the consensus that painting the bricks white in conjunction with the green roof proposed would yield a bold looking building which would not meet the intent of the Village Center design guidelines. It was agreed that the zoning officer would contact Mr. Cooper to advise that the ARC would not be in favor of painting the existing bricks white. There was discussion that acid-washing the brick might be a desirable alternative. The zoning officer will find out how Mavis would like to proceed.

Other Discussion:

The ARC again discussed developing an acceptable color palette to remove some of the current ambiguity in the standards, and allow more objective review.

Adjourn: 9:30 pm.