

BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC)

MINUTES – August 9, 2017

Call to Order: The meeting was called to order at 8:30 pm.

General:

Present were Chairman Vince Gallo (VG), Vice Chairman John Morytko (JM), Lisa Shimamoto (LS), Susan Mirz (SM), and Secretary Tom Dixon (TD). The January minutes were approved.

Review:

Apep (Tony Reis) – 13 Route 206, Block 27 Lot 381.02:

Mr. Reis needs to install a new roof to the existing building. He is taking this opportunity to also add new dormers and miscellaneous features to match those of the adjacent proposed building that will be constructed. The following were discussed:

1. The proposed stucco siding system will be changed to “Khaki Brown” HardiePlank (installed with 4½” reveal), and the trim will be “Woodstock Brown” HardiePlank, both as manufactured by JamesHardy.
2. The Tudor style wood trim toward the top of the dormers will be replaced with a different style/texture wood planking such as a scallops.
3. The middle dormer will be changed from a single to a double.
4. Roof shingles will be “Weathered Wood” as manufactured by Tamko.
5. The existing building will eventually have the same “Khaki Brown” HardiePlank as used on the dormers. However, Mr. Reis would like to leave the existing stucco for now and delay purchasing the planks until he also needs them for the proposed building so he can get a better price.
6. Stone will remain along the bottom of the building.
7. There will be one garbage collection area to serve both buildings.
8. Applicant was asked to consider adding sconces to the existing building.

Byram Car Wash – 56 Route 206, Block 365 Lot 1.01:

Byram Car Wash was represented by owners Glenn and Robert Paladino, attorney Carmine Campanile, and engineer Anthony Marucci. The following were discussed:

1. The Paladinos plan to add three (3) kiosks/pay stations, and reconfigure the bypass lane so that propane delivery and garbage collection trucks can pull forward through the exit, and not have to back up onto Route 206.

2. One (1) of the lanes will be like an “E-Z Pass” for members and allow for better vehicle stacking.
3. Five (5) employee parking stalls are proposed.
4. Applicant was advised that accessory structures (canopies) may need a variance.
5. The Paladinos envision keeping the blue canopy on the building, and using reddish canopies at the kiosks (ARC prefers a burgundy). They need to decide on the colors they are proposing.
6. The existing freestanding Byram Car Wash sign will be replaced with a monument sign. The wall lettering “Car Wash” was removed from the building. If the monument sign is approved, the wall lettering may not need to be put back.
7. There will be nine black wall sconces (6 in front, 1 near the entrance, and 2 near the exit). Applicant provided a copy of the order sheet showing SKU: E-SL033UK (and a photo of the product package (Cree LEDs, e-conolight, E-S23L034UK). The ARC was in favor of the wall sconces proposed.
8. Applicant was advised that the flood lights are extremely bright at night and asked to work with the Planning Board Engineer to angle the lights down more.
9. The ARC asked about the red lights on vacuums that were installed without approval. Applicant responded that the red lights are hard wired to the vacuums. Also, since the vacuums are available 24/7 these lights also help with security.
10. The ARC asked why the building colors previously approved were changed without permission. The Applicant indicated that since many patrons bang their floor mats against the wall to clean them, the car wash wanted to use the darker color on the walls to hide the dirt.

Adjourn: The meeting adjourned at 9:50 pm.