

BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC) MINUTES – September 12, 2018

Call to Order: The meeting was called to order at 8:34 pm.

General:

Present were Chairman John Morytko (JM), Lisa Shimamoto (LS), Susan Mirz (SM), and Secretary Tom Dixon (TD). The April 11, 2018 Meeting minutes were approved.

Review:

Sunnyside/Weber Brothers – 35 Route 206, Block 36 Lot 39, VB District:

JM gave Bob Weber of Sunnyside an overview of the ARC's role in the Planning Board application process and what we look at. He asked Mr. Weber to give an overview of their application, including work proposed and work already conducted without approval.

Mr. Weber indicated that the work covered in the application is to increase site utilization, improve aesthetics for the business, and add residential living space, including the following:

- widen the entrance (they have NJDOT approval);
- construct a dormer for a new two-bedroom apartment on the 3rd floor of the main building (possibly to be used by employees);
- create additional parking to serve the apartment residents;
- construct a new garage for storage (vehicle maintenance is done at their Hopatcong shop);
- retain an existing white metal salt storage shed set on concrete block (not approved);
- replace dilapidated shed;
- convert golf green to a paver patio (with maybe a chimenea or pondless waterfall); and
- add a visually pleasing water feature.

The main building would remain the same (including paint color) except for the addition of a dormer on the 3rd floor to create living space and changing windows for egress (based on a comment from the Fire Marshall).

The new garage will be a pole structure (Pioneer Pole Buildings) with red siding and stone veneer along the bottom couple of feet, a brown roof (Everlast Roofing), and white gutters. The ARC had no objections and suggested that Mr. Weber bring actual material samples to the Planning Board hearing. The ARC also had no objections to the proposed salt shed already in place.

The ARC had concerns regarding redundant signage (e.g. propane, produce) and suggested that Mr. Weber be prepared to discuss with the Planning Board the number and nature of signs to be visible at once. The ARC noted that Sunnyside hung banner signs on the chain link fence located on the adjacent Township property.

New Business:

Since Vince Gallo stepped down, the ARC needs a new Chairperson. John Morytko indicated that he is willing to assume the role of Chair with the understanding that he may need to give it up in the near future.

Other:

The ARC was advised that the Planning Board is addressing the possibility of no longer prohibiting LED signs, and if allowed, what standards would be imposed.

Adjourn: The meeting adjourned at 10:05 pm.