

**BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC)  
MINUTES – August 14, 2019**

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

**General:**

Present were Chairman John Morytko (JM), Lisa Shimamoto (LS), and Secretary Tom Dixon (TD). The June 12, 2019 meeting minutes were approved.

**Review:**

***Wawa – Route 206, Block 34 Lot 15, VB District:***

Matt Sharo came to represent Wawa for their proposed gas station and convenience store. He was advised that the appearance of the adjacent CVS was a result of their close work with the ARC. The ARC hopes the new Wawa can also be as visually pleasing.

Mr. Sharo indicated that the canopy over the fuel pumps was specifically designed for this site; it is not Wawa's standard. The ARC noted that the canopy is high, and that Wawa should be prepared to discuss the necessity for that height with the Planning Board. There is also significant exposed steel under the canopy. The ARC requested consideration be given to reducing the amount of exposed steel or to softening its look.

Mr. Sharo presented a drawing of a large freestanding sign to be proposed. He was asked to consider a monument sign instead. He said he would bring that suggestion to his client but was concerned about a monument sign's visibility.

The ARC commented on most of the building being stucco. Mr. Sharo would discuss the use of an alternate material such as Hardie plank. The ARC also requested Wawa consider add windows (or faux windows) for aesthetics and to break up the large blank wall areas.

**New Business:**

none.

**Other:**

none.

**Adjourn:** The meeting adjourned at 9:15 pm.