

**BYRAM TOWNSHIP ARCHITECTURAL REVIEW COMMITTEE (ARC)
MINUTES – November 13, 2019**

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

General:

Present were Chairman John Morytko (JM), Eric Serilli (ES), and Secretary Tom Dixon (TD). The August 14, 2019 meeting minutes were approved.

Review:

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

Matt Sharo attended on behalf of Wawa for their proposed gas station and convenience store. He discussed revisions made as a result of previous ARC comments and said the revised design is similar to the facility on Route 57 in Hackettstown. The following plan sheets were reviewed:

- Wawa Store - dated 10/3/19;
- Wawa Gas Canopy - dated 9/23/19; and
- Conceptual Site Plan ‘A’ - dated 4/25/19 (revised 5/14/19).

The previous tan EIFS (exterior insulation and finish system) store facade was changed to an olive-green clapboard (James Hardie, Monterey Taupe). Several windows and faux windows were added to the exterior. Rectangles above the faux windows were kept tan to be consistent with a standard Wawa color. All non-glass doors shown in white on the plans will likely be changed to a more earth tone color such as tan.

The trash enclosure was changed from a tan EIFS to an olive-green EIFS.

A panel was added to the canopy which will help shield glare from the overhead lighting.

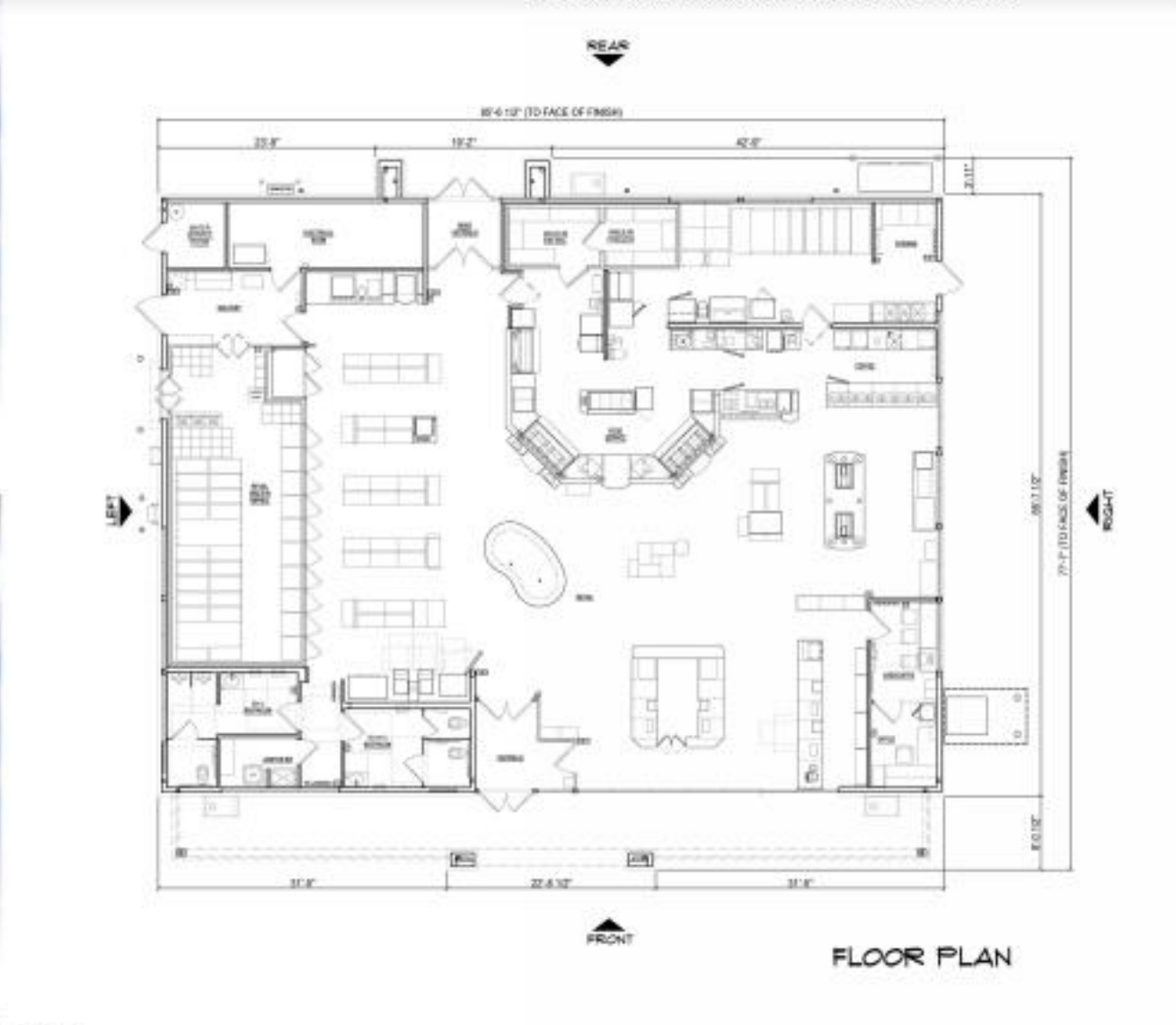
Mr. Sharo was asked if Wawa would be amenable to using decorative lighting (e.g. acorn-type) as opposed to standard wall packs and street lights. He thought this request could be accommodated.

Mr. Sharo presented a drawing depicting the main Wawa sign with gas pricing. He said this tan sign would be changed to a green color. The sign is 59 sf and 20’ high. The ARC had suggested consideration be given to reducing the sign or using a ground sign instead. Mr. Sharo said Wawa will likely propose the sign as currently configured. The ARC advised Mr. Sharo to be prepared to justify the sign size to the Planning Board.

Overall, the ARC felt that the proposed plans are now more consistent with the adjacent CVS, and better reflect the look Byram wishes to achieve.

New Business: none.

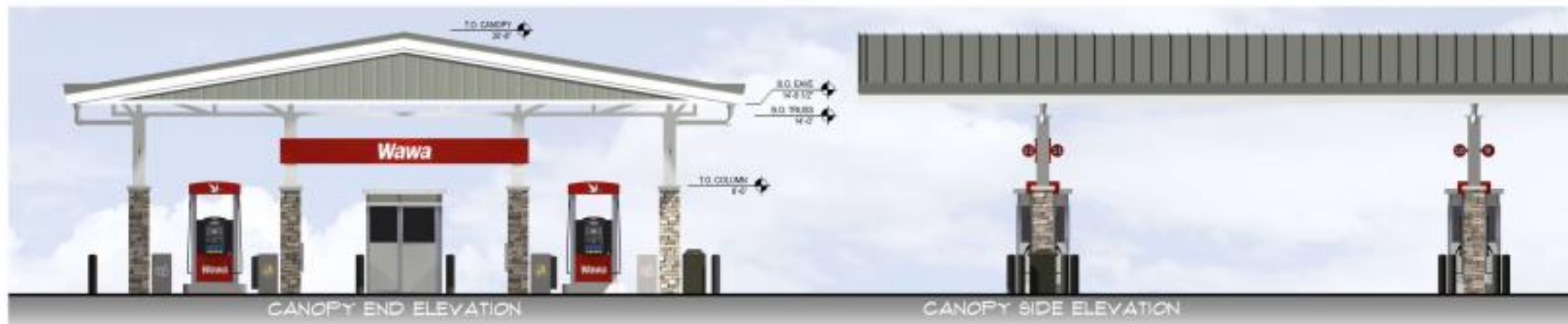
Adjourn: The meeting adjourned at 9:00 pm.



550 Township Line Rd
Suite 300
Blue Bell, PA 19422
215-641-4830
215-641-6769
www.rwl.com

WAWA W50 FB M_V.2019.01 - STORE #8440

Rt 206 & Lackawanna Dr., Byram, NJ • C&P Project #2170725 • 10-03-2019



CANOPY END ELEVATION

CANOPY SIDE ELEVATION



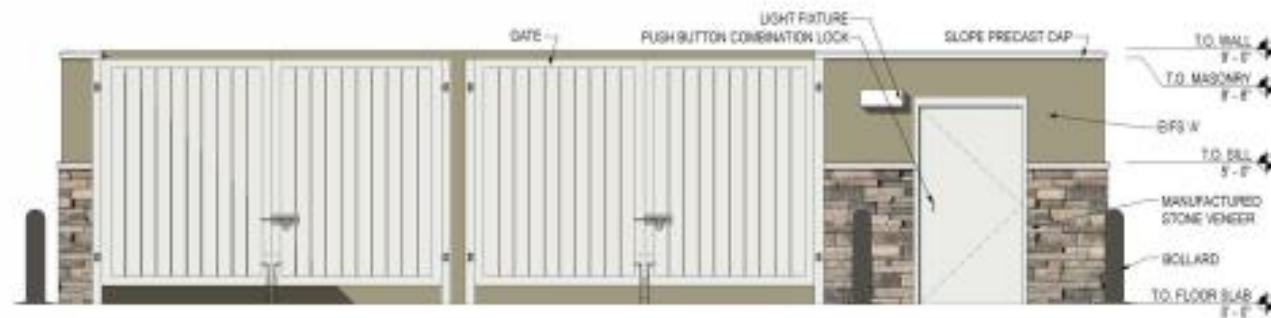
RIGHT ELEVATION



CANOPY PERSPECTIVE VIEW



LEFT ELEVATION



FRONT ELEVATION



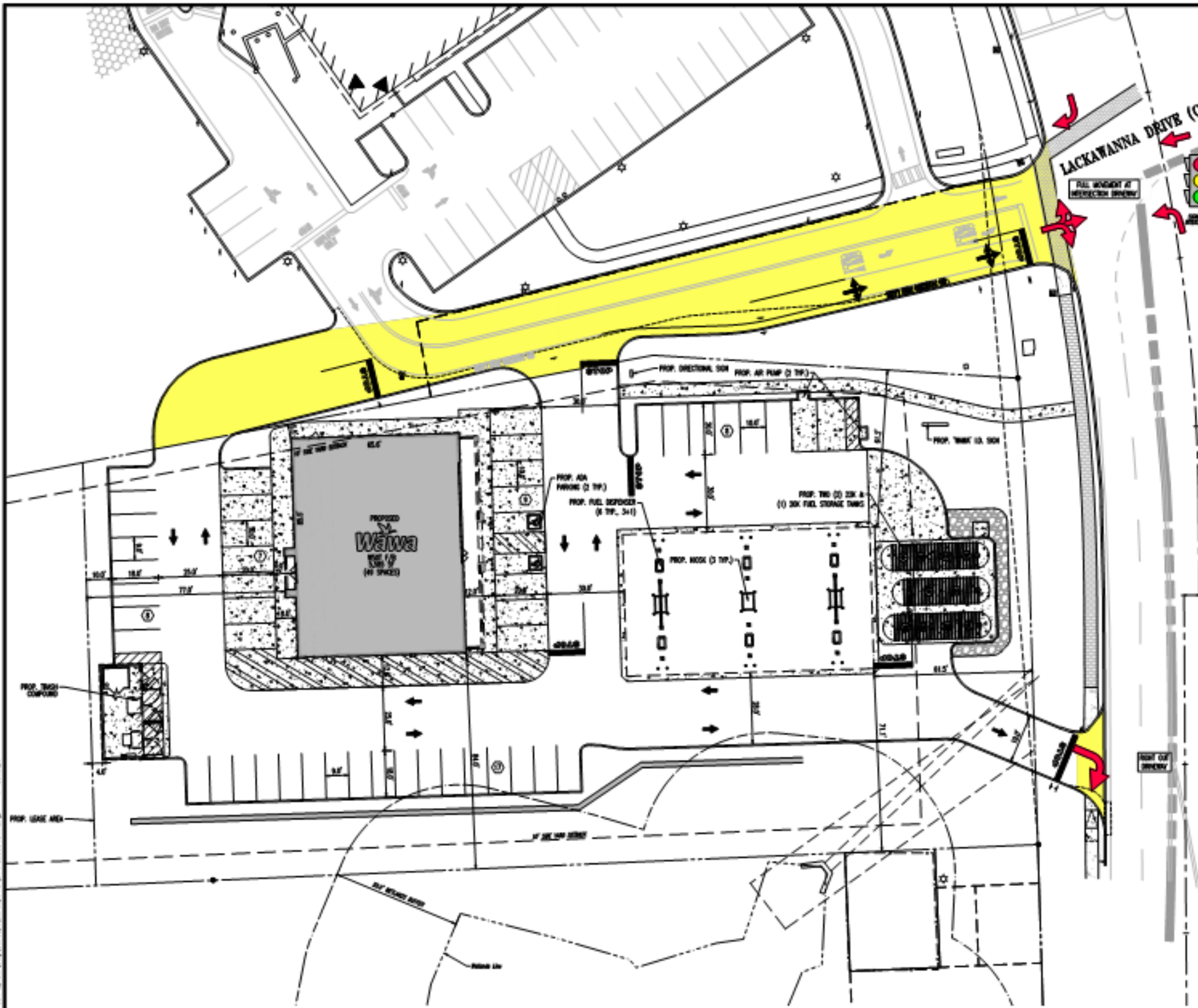
REAR ELEVATION



550 Township Line Rd
Suite 300
Blue Bell, PA 19422
215-641-4830
215-641-6769
www.rwl.com

WAWA GAS CANOPY® - STACKED 6 A-FRAME W/3 KIOSKS - TRASH COMPOUND MARC17-R

Rt 206 & Lackawanna Dr., Byram, NJ • C&P Project #2170725 • 09-23-2019



U.S. ROUTE 206
(SEE ALSO SHEET 206-001)



SITE DATA TABLE	
PROJECT ADDRESS	BLK 34 LOTS 14 & 15 BYRAM TOWNSHIP SUSSEX COUNTY, NEW JERSEY
APPLICATOR	BYRAM DEVELOPERS LLC
ZONE	IS - PLANNED SERVICES ZONE
LOT SIZE	111,167 SF (2.58 AC)
AREA UNDER CONSIDERATION	15,148 SF (0.34 AC)
DEVELOPER	BYRAM DEVELOPERS LLC
CONCEPT TYPE (SCHOOL, COMMERCIAL, OFFICE, RESIDENTIAL)	COMMERCIAL
# OF SPACES	25 (15 - 15 + 0)
CONCEPT TYPE	COMPOUND
# OF PARKING SPACES REQUIRED	12 SPACES + 8 SPACES + 5 SPACES = 25
TOTAL # OF SPACES	25 SPACES PROVIDED
ZONE A	15 SPACES
ZONE B	10 SPACES
ZONE C	0 SPACES
# OF LOTS	2 SPACES
STREETS	
WIDTH - 40'	60 FT
WIDTH - 10'	15 FT
WIDTH - 20'	20 FT
ADDITIONAL	15
VEHICLES OPERATED THROUGH THE	15



INSET MAP

1" = 500'

GRAPHIC SCALE



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON INFORMATION RECEIVED INCLUDING SURVEY AND THE LATEST AVAILABLE RECORDS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS NOT CONDUCTED ANY OTHER INVESTIGATION. THE ENGINEER HAS NOT CONDUCTED ANY OTHER INVESTIGATION.
- THIS PLAN IS INTENDED FOR CONCEPTUAL DESIGN PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREIN IS BASED UPON INFORMATION THAT WAS OBTAINED BY THE ENGINEER AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE VERIFIED BEFORE PERFORMANCE OF A PROJECT.
- A SOILED VEGETATION INVENTORY HAS NOT BEEN CONDUCTED AT THIS TIME AND NO FIELD TESTING OF VEGETATION CAPACITY OR ANALYSIS HAS BEEN PERFORMED.

GRAPHIC SCALE



DISCLAIMER: THIS PLAN IS FOR INFORMATION PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE PLAN IS FOR INFORMATION PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT.

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • ARCHITECTURE • MECHANICAL • ENVIRONMENTAL • SURVEY • PLANNING & DESIGN

CONCEPTUAL SITE PLAN 'A'

PROJECT: BYRAM 206 DEVELOPERS LLC
BLOCK 34, LOTS 14 & 15
77 HAZEL POINTE, 206
BYRAM TOWNSHIP, SUSSEX COUNTY, NEW JERSEY

DATE: 04/25/2019
SCALE: 1" = 200'

MATT DRAFTER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 3447

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 3447

NO. 1

Vertical text on the left margin containing project details and contact information.

PROTECT YOURSELF
CALL 811 BEFORE ANY EXCAVATION OR DRILLING TO LOCATE UTILITIES.
811
FOR STATE SPECIFIC SERVICE NUMBERS VISIT WWW.CALL811.COM