

**BYRAM TOWNSHIP
ARCHITECTURAL REVIEW COMMITTEE
AGENDA, AUGUST 12, 2015**

Call to order. Minutes: July minutes for review and approval.

Correspondence and updates:

No Net Loss tree planting sites: Margaret will discuss with Joe Sabatini town-wide general planting plan; contractor to prepare detailed plan and manage the grant.

Visiting speakers and ARC research materials: Margaret will leave files in filing cabinets marked "Architectural Review Committee."

Articles:

- From NJ Herald history section, Sunday: Maple Gove guest house in Sparta; on of 11 guesthouses/hotels in Sparta in early 20th century, for guests arriving by train from NYC metropolitan area, for a week/month/summer.
- Early Stage Gentrification: Richmond, California, Residents Push Back: new interest from investors/developers beginning to push out low-middle income residents.
- Energy 360: The Solar State: About Lennar developers and others w. ready-made solar homes.

Historic preservation: consider recommendations based on Andrea's report on the workshop she attended?

Business:

Planning Board:

- Memo to Planning Board about Car Wash: Submitted May 19; still no response.
- Upcoming commercial applications (may or may not require ARC review):
 - ✓ Cartridge Actuated amended site plan (seeking approval for buildings already constructed): approved at Planning Board July 16; ARC had no comments.
 - ✓ Village School Apartments: at Consolidated School; 21 apartments (1 -2 bedrooms, 4 low-income). No major changes to exterior of building; ARC also reviews landscaping, outside furniture, general aesthetics. Application for ARC review tonight but no architectural renderings or details provided. PB Subcommittee deemed application complete enough to go to full Board; but made no list of what is still missing.
 - ✓ Tomahawk Water Park: adding water slide, retail concession stand, changing tent to permanent building. No complete application yet. Board engineer's May 15 letter calls for floor plans and elevations or illustrations ("architectural details" and "architectural drawings") for new concession stand, new pole building, new waterslide; also cites concerns about types of materials and overall height of buildings.
 - ✓ Quick Chek gas station: Ed Grasso expects to be at September ARC, at same time as applies to Planning Board (waiting for NJDOT approval of new curb cut); another Quick

Chek representative may re-propose Quick Chek for lot just south of new CVS (may come to Board for conceptual).

Economic Development Advisory Committee: Update from Eric Serrilli.

Margaret's retirement: September 1.

Appointment of ARC co-chair.

Adjourn.