

DESIGN REVIEW COMMISSION
MINUTES OF JULY 12, 2006

ROLL CALL

Frank Suppa	- present
Mike Kopas	- present
Mike Karlan	- present
Brian Morgan	- absent
Joe Nadler	- present
John Murphy	- present
Irwin Guterman	- present

BUSINESS

Montville Florist – 12 Main Rd. – B: 45, L: 8 – review of exterior upgrades – did not appear. Mike Kopas reviewing the site to determine if additional landscaping can be added. Linda White gave copies of the subcommittee minutes to the Design Review Committee members indicating color theme proposed and signage proposed. Will reschedule in the future when applicant available to meet with Design Review Committee. .

ZSPP/CD24-97-03-06 Allbrite Car Wash - 11 Bloomfield Ave. - B: 162, L: 3

Present: Ray Zerek, Esq. (Garofalo Office)
Applicant Cartie Sunders
Architect Jim Cutillo

Applicant advised that at a future meeting with the Design Review Committee, they will be asked to supply samples and paint chip colors. The Design Review Committee also indicated that any approvals of color theme/construction would need to be put on the building plans (BOCA plans) to make sure there is no deviation from discussions/reviews rendered.

Mr. Cutillo indicated the roof is proposed to be weathered wood. The exterior would be remodeled and an additional put on for detailing, along with a canopy over self-cleaning area.

It will be traditional style roofing; they will add some stone at base along with stucco for refacing walls. The stucco will be smooth finished stucco. They will look for earth tones. Roof shingles are like a grayish brown. Stone is cultured. Color chips will be presented to Design Review Committee.

The old building will remain as is with the addition off for detail shop, office, and bathroom.

Circulation discussed. Linda White indicated that the Board of Adjustment would address this since these concerns were raised at that level.

Hours are 7AM to 6PM for drive-thru car wash, but Mr. Sunders indicated that they would have canopy internally lit and that this would be open. Concerns voiced on illumination.

On the Old Bloomfield side, applicant also shows curtains. Suggested that they go to a solid wall vs curtains so both ends of the facility would be solid. Otherwise, it would become a maintenance code issue.

Canopy discussed as it relates to viewscape along Rt. 46 W. This is proposed as galvanized metal with canvas cover (similar to coverings at restaurants, etc.). Samples and colors must be presented. Suggestions made on internal lighting and applicant asked to look at down lighting and reduction of illumination.

Mr. Sanders indicated they would comply with streetscape along Rt. 46 and Old Bloomfield, adding decorative lighting stanchions per township requests.

Design Review Committee asked for a photo rendering of current site and proposed site, noting concerns with the size and height of the signs requested. Township's policies on signage explained, further indicating the Design Review Committee would work with applicant on this.

Mike Kopas will review landscaping and offer recommendations, noting current landscaping proposed will not survive.

A brief report will be given to Board of Adjustment on the Design Review Committee's concerns raised on signage and illumination, and the need to produce samples and color themes.

Sign application to be reviewed:

Smith's Detection – 30 Hook Mtn. Rd – discussed color theme of gold/green and indicated that perhaps the agency can consider gold brushed vs silver finish since they cannot deviate from gold/green sign theme approved.

MINUTES

Minutes of 5/3/06 - Eligible: Michael Kopas, Mike Karlan, Joe Nadler, Irwin Guterman, Brian Morgan, Jack Murphy

Adopted unanimously

Meeting adjourned unanimously.

Respectfully submitted,

Linda M. White